



City Council
March 20, 2018

Addendum #2
Items Presented at the Meeting

Mayor Pro Tem Lipton asked if the City could require the HOAs to have composting without joining the City program. He asked what regulatory authority the City has to impose these programs and what mechanisms we can use for enforcement.

Councilmember Keany stated he doesn't have any interest in requiring the HOAs to be a part of the city program, but should require them to make composting available.

Councilmember Loo asked if the goal is increased diversion or removing multiple trash trucks from the streets. Kowar stated the main goal is increasing diversion. Curb side service of any kind increases the diversion rate. We are currently at 44% diversion rate, without curb side services rates can drop significantly. If all three components are available the diversion rates generally increase by 10%. Having composting available curb side increases diversion rates.

Mayor Pro Tem Lipton stated that if the goal is sustainability perhaps there are other issues on which we can get a bigger return, we are already doing well on this.

Councilmember Loo stated if the goal is to increase diversion, it may not to be cost effective.

Mayor Muckle stated one of the goals is convenience and it can be cost effective if you use the recycling and composting to their potential.

Mayor Muckle moved to approve recommendation C1 for staff to proceed with HOA outreach to discuss requiring HOA's to provide composting services. All in favor.

Kowar reviewed information on requiring multifamily and commercial areas to include recycling and compost and how that might affect diversion. He asked if Council wants staff to do outreach on this issue.

Mayor Muckle moved approval of D1 having staff do outreach and investigate requiring recycling and compost for multifamily and commercial areas. Councilmember Loo seconded. All in favor.

Members agreed to have staff look at a reusable bag handout.

Members agreed to have staff gather information on how a ban on putting cardboard in trash might work, but some members are not interested in a ban.

Members agreed the Utility Committee will review the possibility of requiring special events to compost and recycle and possible ways to pay for this.

Kowar reviewed the stats about how many people use the large item pick up service and what it costs. Staff would like to know if this service should be built into the contract

Councilmember Stolzmann stated she would like to see the dewatering happen; it may not work, but it is a good faith effort on the problem. By the time staff can contract for the dewatering Fielding will get a few weeks of good data. She thinks dewatering in conjunction with testing is a good next step.

Members agreed to begin the monitoring and also get bids on dewatering.

Mayor Muckle moved to approve the contract with Terracon; Councilmember Loo second

Vote: Motion passed 5-0, Mayor Pro Tem Lipton recused.

Mayor Muckle moved to begin a process to get bids for the dewatering; Councilmember Stolzmann seconded. Voice vote; all in favor.

DISCUSSION/DIRECTION/ACTION – OVERDUE FINES FOR CHILDREN'S PRINT MATERIALS

Interim Director Becky Campbell stated staff and the Library Board of Trustees are recommending the elimination of overdue fines for children's print materials in support of encouraging and reinforcing reading readiness for all children in our community.

The subprogram goals of Library Services include the directive to practice to reinforce the skills needed for reading readiness with young children so that they are poised to be successful learners when they enter school. For several years, libraries across the country have been discussing eliminating fees on materials and in particular on children's print materials. Daily fines tend to add up more quickly on children's books as families check out many books at a time. This can affect lower income families disproportionately. Data shows children who qualify for free or reduced lunch are already at a reading disadvantage.

Staff feels the \$10,000 per year in revenue in overdue fines on these materials seems a modest amount to invest in the reading ability of our children. The Library Board of Trustees (LBoT) also supports the change to these fees.

Public Comments – None.

Councilmember Loo stated she disagrees with this proposal. She noted no other members in the Flatirons Library Consortium (FLC) currently exempt these materials from fines except for Boulder and they have done it for 20 years. 92% of libraries still charge overdue fines; only 5% are not charging for children's materials. Currently Under the current proposal, taking out the ability to renew, you could go four weeks without fines. At the end of four weeks, you would be sent to a collections agency and charged the full cost of the overdue book. She saw little difference in friendliness between the existing policy and the proposed new one., if you use renewals you can go four weeks

~~without fees.~~ She added there is no real data equating fine elimination with reading success.

Councilmember Loo proposed a compromise; she moved to have the City eliminate the fines for children's materials when a majority of the members of the FLC formally adopt this. Mayor Pro Tem Lipton seconded.

Councilmember Stolzmann offered a friendly amendment that this should be a Council recommendation to the City Manager, as the City Manager has the authority to do this.

Public Comments

Rich Chamberlin, 725 West Birch Court, LBOT, stated libraries generally have very liberal policies on overdue fines. He endorses the policy as originally proposed and noted the impact on the City budget would be minimal and he thinks it will increase circulation of these materials.

Councilmember Maloney stated he supports the compromise motion. He would like to have clarity on which fees are set by the Council and which by the City Manager.

Councilmember Loo stated she would like the Finance Committee to review the fees. City Manager Balser stated the Finance Committee is looking at fees in the spring.

Mayor Pro Tem Lipton stated he is struggling to see the correlation between fines and the ability of young people to read. There should be some amount of personal responsibility to return books on time. He stated the City Manager should be able to calculate what is an appropriate fine and to be sure fines are cost based; but not to eliminate fines.

Mayor Muckle stated this is a reasonable compromise.

Councilmember Leh stated if the issue is to get people who are underserved to use the library we should think more about how to address that.

Voice vote on amended motion: all in favor.

GAIA ZONING CHANGE, 833 SOUTH BOULDER ROAD

**ORDINANCE NO. 1757, SERIES 2018 – AN ORDINANCE APPROVING THE
REZONING OF LOT 1, NEODATA SUBDIVISION, FROM THE OFFICE (O) ZONE
DISTRICT TO THE BUSINESS OFFICE (BO) ZONE DISTRICT – 1st READING, SET
PUBLIC HEARING 3/20/18**

**RESOLUTION NO. 14, SERIES 2018 – A RESOLUTION APPROVING A SPECIAL
REVIEW USE TO ALLOW INDOOR COMMERCIAL AMUSEMENT AND A STUDIO**

MEMORANDUM

To: City Council

From: Lauren Trice, AICP, Associate Planner

Subject: Center for the Arts (801 Grant Avenue) Grant – Historic Preservation Commission Comments

Date: March 20, 2018

The Historic Preservation Commission reviewed the request for a \$9,323 Historic Preservation Fund Grant for the Center for the Arts at their meeting on March 19, 2018. The Commission unanimously recommended approval of the request and found that it met the requirement for “extraordinary circumstances”. The Commission added a note in their resolution stating that staff will explore tree trimming with the Parks Department prior to finalizing a contract for the work.

Meredyth Muth

From: sherry sommer <hellosherry2@yahoo.com>
Sent: Tuesday, March 20, 2018 12:58 PM
To: City Council
Subject: Proposed building on Main Street

Dear Members of City Council,

I am writing today with concerns about the impacts that the proposed Terraces on Main will have on downtown parking and streetscape. I attended the Planning Commission hearing on this application and spoke at the meeting. I believe that the building, as proposed, will have a substantial negative impact on parking availability downtown, and do not believe the style and size will complement the downtown district.

On a positive note, I was so impressed by the review process of this application--it was so civil and orderly. The staff had clearly done much work on the application and the Commission members asked great questions and were very respectful and welcoming of public comments. Rob, Aaron, Planning staff, and all the Commission members are doing a great job and the process of decision making shows so much improvement. We have a lot to be proud of in Louisville.

While I have great respect for the review process, I do have serious concerns about the effect the building, as proposed, would have on downtown. While the parking structure incorporated into the design is being seen as a way to both justify and necessitate the large scale of project, I do not believe that the parking being provided by the applicant is in any way sufficient. The parking is being used to justify the project because it is seen as a way to reduce the demand that the building would create on parking downtown. It is used to necessitate the large scale of the project because it is very expensive to build and because it takes up area that could be used as square footage.

Neither argument is valid due to the inadequate amount of parking the applicant is providing. Currently, there are 30 workers projected to be in this building but another 50 or so at other locations that might visit this site. These workers could add greatly to demand on parking in the vicinity. This is a very large building and the maximum occupancy could be much more than 30 over time. Once approved the City could not limit the building occupancy and parking demands. Finally, while the City generally plans for parking based on square footage, I have learned that not all parking spaces are used in the same way. When Planning Commission was looking at the development where Mad Greens is located, they pointed out that the number of parking spaces needed could be reduced because each one would be occupied for a short time--this is the opposite end of the spectrum. These spots will be occupied by office workers for extended periods of time and will not be available for short term visitors. There will be increased traffic due to new restaurants and shops proposed in the building and this demand will not be taken care of by the parking structure during weekday working hours.

Approving the proposed building as is would, I believe, have a radical effect on accessibility to downtown during working hours on weekdays and I especially fear that this would impact Library usage. Making accessibility an issue would be very unfortunate. I see many families with young children who attend story time--if they couldn't easily get to the library, it would add to their stress and reduce their usage of the facility. I also see many families come after school, and students getting tutored. I personally visit the library several times a week for short periods and am always so thankful for the beautiful facility, the wonderful staff, and the ability to get access the facility so easily and without any stress. I lived in Boulder for many years and gradually stopped going to the Main Branch Library simply because parking and congestion made it so inconvenient to access. Businesses also depend on people being able to have easy access and they will be impacted during weekday hours.

Finally (and to wrap this up!) the building is very large, and. I would say, not a beautiful addition to the downtown streetscape. It will loom over its neighbors and the construction phase will have a huge impact on the area.

Thank you for your attention and for all you do for our City,

Sincerely,

Sherry Sommer
910 South Palisade Court

Meredyth Muth

From: Alex Bradley <alex.southpole@gmail.com>
Sent: Tuesday, March 20, 2018 4:15 PM
To: City Council
Subject: Terraces on Main

City Council Members,

I am unable to attend the public meeting tonight regarding the proposed development, Terraces on Main, and wanted to give you my input.

I am in complete favor of development on Main Street to bring in additional businesses and bolster our downtown. HOWEVER, I feel that all development to our historic downtown district needs to maintain, at minimum, and hopefully increase what makes our Main Street unique from surrounding communities.

I am greatly opposed to the Terraces on Main building because:

- Size - it does not fit in with the neighboring buildings, dwarfing them from all sides.
- Appearance - This building does not hold any historic character, is very very modern, and would set the tone to change the character of our HISTORIC old town. A building that mirrored the State Mercantile would be much more favorable and keep our town unique. Both the glass on the top two floors, window design, and the street level appearance do not fit the character of the surrounding buildings or any of Old Town.
- Parking - I am unclear if this building would provide adequate parking for both the office space and businesses on the first floor.

Please send the developers back to the drawing board and do not allow this building to be built as proposed. WE ARE NOT BOULDER AND DO NOT WANT TO BE!!!

Thank you for hearing my concerns,

Alex Bradley
1385 Caledonia Circle
Louisville

Meredyth Muth

From: JT Nash <jtnash247@gmail.com>
Sent: Tuesday, March 20, 2018 2:20 PM
To: City Council
Subject: Comments on Proposed New Building on Main Street

Dear Council,

The proposed three story building on Main Street, just west of the Huckleberry would be a radical change to Old Town. Based on limited, preliminary information we are strongly opposed to:

1. The three story design that would stand out above all nearby buildings;
2. The lack of defined parking (underground parking should be required for more than 50 cars;
3. The proposed very large space (about 37,000 sq ft) would bring much more activity to Main Street, complicating already difficult traffic flow and parking.
4. If the third level is for living units, other locations off Main Street are better suited; living units contribute in negative ways to items 2 and 3 above.

The existing buildings are unremarkable structures and seem to be under utilized. Strapping and replacement by tastefully designed new two story structure(s) would be good additions to Old Town.

We moved to Louisville five years ago and chose to live in Old Town (841 Garfield Ave) to be within walking distance of Main Street as we saw it then, and we enjoy that now. We do not want to see major changes in Old Town/Main Street to make it more like downtown Boulder. We chose to avoid living in Boulder and are very pleased with what we have here in Louisville.

Thanks very much for all you do to make Louisville a great place to live and shop.

J T Nash

Meredyth Muth

From: justin solomon <solli90@yahoo.com>
Sent: Tuesday, March 20, 2018 1:09 PM
To: City Council
Subject: Commercial Building on Main Street

Dear City Council,

I am writing in opposition to the planned commercial redevelopment of the Main St. properties located between the Huckleberry and Book Cellar, as currently planned. The size (mass and scale) and modern aesthetics of the proposed development are not appropriate for the historic downtown business district, which is anchored by small businesses. Additionally, the proposed development will further exacerbate the parking shortfall in and around main street and will push additional cars onto to nearby neighborhood streets. The appropriate location for large commercial buildings are in Louisville's CTC and along McCaslin Blvd.

I respectfully request, that City Council use its codified discretion to limit this redevelopment to two stories in height and to make additional modifications to the proposal to ensure the resulting structure is appropriate and consistent with the existing historic downtown aesthetic and does not create an additional parking shortfall.

I am a 12-year resident of Louisville that was originally attracted to the small-town feel of Louisville that centered on the historic main street. The City Council has an opportunity and responsibility to ensure this redevelopment is done in a way that protects the historic feel of Main Street and enhances the ability of current and future Louisvillians to enjoy that same small town vibe.

Thank you for your time and consideration.

Respectfully,

Justin Solomon

Meredyth Muth

From: Jeffrey Lucas <JLucas@baronproperties.com>
Sent: Tuesday, March 20, 2018 11:27 AM
To: City Council
Subject: Letter in Support of New Boulder Creek Neighborhoods Building

City Council Members –

I recently wrote a letter to Council in favor of the Voltage building proposal on Main Street. Since it captures my feelings about the proposed Boulder Creek Neighborhoods building so well, I will reiterate my sentiment below:

I am writing in regard to the proposed Boulder Creek Neighborhoods on Main St. As a member of the DBA and devoted resident of Historic Downtown Louisville, I am in full support of the proposal. A failure to foster growth, innovation, and job creation in our community would be a huge detriment to all Louisville citizens. The Planning Commission has a duty to uphold the best interests of the community, and there is no doubt that halting business development and progress in Historic Downtown is in direct opposition to this charter.

Surrounding cities such as Lafayette, Erie, and Longmont are competing to attract businesses, citizens, and a prized reputation. In many instances, such as Retail, these communities have begun to outcompete Louisville. If this continues, Louisville's reputation, vibrancy, and character are at stake.

I am 28 years old and have owned property in Old Town for 2 years. I intend to be here for many more decades, and have faith that the unique buzz of our community will only grow over time. However, the prejudice against change and progress must stop. I urge you to make the right decision and support, not only the Boulder Creek neighborhoods PUD proposal, but all future commerce and development in Old Town.

My very best,
Jeff

Jeffrey Lucas
Baron Properties | Mountain West Industrial Properties | Liv URBN
1401 17th Street, Suite 700
Denver, CO 80202
[\(719\) 640-5828](tel:(719)640-5828) – mobile | [\(303\) 843-4589](tel:(303)843-4589) – direct

BARON LIFE
PROPERTIES

MOUNTAIN
WEST
INDUSTRIAL PROPERTIES

LIV URBN
DEVELOPMENT

Meredyth Muth

From: Kenneth A. Golding <kennetha.golding@gmail.com>
Sent: Tuesday, March 20, 2018 11:44 AM
To: City Council
Subject: Terraces on Main

Dear City Council,

I am writing in support of the Terraces on Main project at 712-722 Main Street. This is exactly the kind of mixed use development most towns want on their Main Street. It does all the things you want in a Money Magazine #1 best-place-to-live-town in the USA. It ensures walkability, puts office people downtown during the weekdays so that retail, services and restaurants can make enough money to stay, prosper and improve their offerings; and it provides a symbiotic parking arrangement. Parking during the day for the office users and parking at night for residents and shoppers.

If this deal fails, then why would others want to invest in downtown Louisville. I would look elsewhere such as Lafayette or Erie. Louisville did a magnificent job of designing and programming Main Street which is what I said to the City Council ten years ago, and remains the fundamental reason why we invested here rather than elsewhere. Finally, as one who develops in historic districts in other cities such as Santa Fe, Washington, DC, Marblehead, MA and Tucson, once this project is built, most people will love it.

Ken Golding
Owner
844, 836, 820, 701 Main Street

Meredyth Muth

From: Andrew Muller <andrew@andrewmullergroup.com>
Sent: Tuesday, March 20, 2018 11:46 AM
To: City Council
Subject: regarding 712 Main St. main Street terraces redevelopment

As property owners of 1201 Main St., 844 Main St. 836 MainSt. 820 Main St, 701 Main St and 641 Dahlia in Louisville, We thought it would be valuable to strongly voice our support for the Terraces on Main project located at 712 Main st. Louisville CO 80027.

In the last eleven years, Downtown Louisville has transformed from a ghost town, to a thriving vibrant "small urban" core that not only enhances town tax revenues, business and innovation development, and the lives of those who live near, and commute to the core area. I would posit that a search of tax revenue generated by the downtown core has expanded exponentially.

The businesses we lease to, the employees who desire to live downtown, and the vibrancy of downtown residents will benefit greatly from the increased daytime use provided by this project. Increased lunch business, afterwork restaurant numbers, and mid day sevicees and shopping, will have more depth as people take breaks or walk and think amongst each other.

This project is a perfect infill project, using existing infrastructure to enhance the already vibrant businesses in Downtown Louisville. All modern renovated urban cores have utilized a mix of office, restaurant, retail and residential to balance daytime use and night time activities as a way of reinforcing the synergy of all of these city services and amenities.

Louisville's actions over the last 11 years have increased tax revenues, liveability, and excitement in the Downtown core. Let's not kill the goose that laid the golden egg.

Please.

Andrdew Muller
Re/Max of Boulder
(303)434-6633

Andrew Muller
Re/Max of Boulder
(303)434-6633
DOWNLOAD THIS APP! (Really.)
App.BoulderCo.com/AndrewMuller



Thank you for your referrals!

Meredyth Muth

From: Ryan Forrest <forrestunc@hotmail.com>
Sent: Tuesday, March 20, 2018 11:59 AM
To: City Council
Subject: Proposed 3 story building on Main

Dear City Council Members,

I urge you to please vote NO on the proposed New 3 Story commercial building between Huckleberry and the book Cellar.

I ask you to vote no on this for many reasons,

Firstly, doesn't fit the town at all, it is boring and enormous and has no old town charm. The construction will set a disappointing precedent. We must protect the integrity of Louisville's charm.

Secondly, Louisville old town already has a parking issue. We don't have the space for an additional 100 parking spots

Thirdly, the huckleberry and Book Cellar are two of our favorite places to go in downtown Louisville, please don't let them get lost amid both the construction of this eyesore and the fact that it is so big and overwhelming that little places with tons of character could get lost sitting next to a building like this.

Finally, it will look ugly from the front and the side view.

Our town is the best place to live because of it's small town charm, small stores and restaurants, and people who live here for it's small town feel, please protect this from big builders, there are plenty of places for people to put up lame boring buildings, but our downtown Louisville is not one of them.

Thank you,

Ryan Forrest

Ps. My 9 year old Teagan also helped me write this and wholeheartedly agrees.

Ryan Forrest MA, LPC, LMFT
Empowering Systemic Therapy
720-975-7824

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Meredyth Muth

From: Andy Clark <moxielox@gmail.com>
Sent: Tuesday, March 20, 2018 11:58 AM
To: Planning Commission
Subject: Support of Terraces on Main

Hello,

I am writing again to voice my support of Terraces on Main. As a local business owner, I think that it is in the best interest of our downtown business area to support this project as it will free up Main Street from a non retail business and create space for a new retailer potentially to come to town.

Main Street in Old Town is vital to Louisville, and right now there are lots of non-retail shops on Main. I would think that it would benefit the community to have more retail shopping on Main Street.

Thanks for listening!

Andy

Andy Clark
Moxie Bread Co.
641 Main Street
Louisville, CO 80027
(720) 456-8461
www.moxiebreadco.com
सबैलाई यहाँ स्वागत छ ।



Meredyth Muth

From: Heather Forrest <heathergforrest@hotmail.com>
Sent: Tuesday, March 20, 2018 11:24 AM
To: City Council
Subject: Hearing today Tuesday March 20, 2018 vote NO on the new 3 story commercial building

Dear City Council Members,

I urge you to please vote NO on the proposed New 3 Story commercial building between Huckleberry and the book Cellar.

I ask you to vote no on this for many reasons,

1. It is ugly, it doesn't fit the town at all, it is boring and enormous and has no old town charm
2. The parking issue is a big one, we don't have the space for an additional 100 parking spots
3. The huckleberry and Book Cellar are two of our favorite places to go in downtown Louisville, please don't let them get lost amid both the construction of this eyesore and the fact that it is so big and overwhelming that little places with tons of character could get lost sitting next to a building like this.
4. It will look ugly from the front and the side view (why would you do this to our town)

Our town is the best place to live because of it's small town charm, small stores and restaurants, and people who live here for it's small town feel, please protect this from big builders, there are plenty of places for people to put up lame boring buildings, but our downtown Louisville is not one of them.

Thank you,

Heather Forrest

Ps. My 9 year old Teagan also helped me write this and wholeheartedly agrees.

Sent from [Mail](#) for Windows 10

Meredyth Muth

From: Gail Hartman <gail.a.hartman@gmail.com>
Sent: Monday, March 12, 2018 6:12 AM
To: City Council
Subject: Comments: Terraces on Main plan

To the Louisville City Council,

I am writing to urge the City Council to reject the Terraces on Main plan in its current form.

I was truly shocked as I watched the web stream of the Planning Commission (PC) meeting about this plan. All but one member of the PC (who were present) approved to move the plan forward to the City Council. The plan for a 3-story wall of glass alone should have given them pause. And, it did. For a few minutes. Some members rightly expressed concern about the wall of glass, as well as other troubling issues with the overall design. And then all but one chose to ignore their own concerns and comments—expressed moments earlier—by voting to approve the plan. One would have expected the PC to have at least continued the meeting to work with planning staff and the applicant to address their concerns. That didn't happen and I believe it was a huge mistake that will have serious ramifications for Louisville's historic downtown.

With just one glance at the renderings, it is clear that the mass, scale, materials, and design don't come close to fitting our existing, historic downtown—nor do they meet the intentions and guidelines of the Design Handbook for Downtown Louisville and the Downtown Louisville Framework Plan. For example, I remain stumped by the planning staff's odd interpretation that the Terraces on Main meets the Municipal Code Criteria, which requires a PUD to have "an appropriate relationship to the surrounding area." I fail to see how that specific criteria is met, not to mention the criteria outlined in the Design Handbook for Downtown Louisville, which states that the "... height, width and depth of a new building should be compatible with existing buildings in the area and especially with those structures that are immediately adjacent to a project." I can't fathom how the planning dept. and PC believe that a 3-story wall of glass is "compatible" with The Huckleberry. Really?

What's at stake is the Pine and Main St. area which acts as a "gateway" to our downtown. There is no question that the existing buildings in question should be redeveloped. But communities all around CO (and the world) have redeveloped historic areas in ways that seamlessly blend historic and new architecture such that they do not overwhelm the surrounding buildings, but rather complement them. That kind of work requires an insightful vision that the current plan for Terraces on Main does not contain.

John Robertson, Principal Director of John Robertson Architecture in the UK stated that, "*The work on historic constructions is about respecting the past while providing a worthy legacy for the future.*" I see neither a respect for Louisville's past nor a worthy legacy for its future in the current Terraces on Main plan.

I therefore urge the City Council to reject the current plan that contains so many jarring extremes between modern and historic design, materials, mass, and scale—and instead work alongside the applicant and planning staff to revise the plan into one that truly integrates into and complements the mass, scale, and design of Louisville's existing unique historic downtown.

Thank you,

Gail Hartman

Louisville, CO

Meredyth Muth

From: Chip Weincek <chip@cwa-architect.com>
Sent: Tuesday, March 20, 2018 9:25 AM
To: City Council
Subject: RESOLUTION NO. 17, SERIES 2018 - Terraces on Main

Dear City Council,

I am writing you since I cannot attend the City Council meeting. I **SUPPORT** the Terraces on Main project as is being proposed.

As a 30+ year residence and businessperson within Louisville it is wonderful to see a local Business (Boulder Creek Neighborhoods) want to keep their offices within Downtown Louisville and have a local architect (Hartronft Associates) create a wonderful design that has been supported by City Staff, Planning Commission, Louisville Revitalization Commission, Downtown Business Association, multiple other downtown business persons and multiple individuals.

I encourage the City Council to vote **YES** to support this proposal to allow one of the largest downtown businesses, Boulder Creek Neighborhoods, to provide street level retail, on-site parking and allow their offices on the second/third stories.

Kind regards,
Chip

Chip Weincek, AIA, LEED AP
Principal Architect/Planner

CWA

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www.cwa-architect.com

"Crafting Spaces, Achieving Sustainability and Creating Value"

March 19, 2018

Dear City Council Members:

We are longtime residents of Louisville and have enjoyed the “old town” feel of this city. The proposed 3-story commercial building in our historic downtown does not fit into this at all.

Why would you agree to a 3 story building that sits next to one story buildings on the oldest part of main street? It totally changes the look and feel of our city. The city code states that any new building should be compatible with existing buildings in the area—especially adjacent to the new project. Please consider either not changing the existing building thus denying the request of a new building or only approve of one that sets the building height that fits with the city code.

One other significant problem with this proposed project is that there will be inadequate parking for the possible number of tenants in this building. It appears there will be a shortfall of parking spaces. Who will pay for building more spaces?? The city??

This particular proposal is not in the best interest of our unique city. Please do not approve of this 3 story building. It does not fit into the historic character of our city.

Thank you,

Kathy Valentine

Janet Stonington

1101 Grant Ave

Meredyth Muth

From: Gail Hartman <gail.a.hartman@gmail.com>
Sent: Tuesday, March 20, 2018 3:45 PM
To: Susan Loo
Cc: City Council; Meredyth Muth
Subject: Re: Important re: Terraces on Main docket item

Thank you very much for your reply, Susan.

Between the emails that seemingly went missing (not just mine) and the very strange response email that many received from Councilman Keaney, the public is truly scratching our respective heads on this one. And now you tell me my email came through twice with different types faces? Wow! That's truly bizarre. Gremlins appear to have overtaken the City's server or something this month.

I do appreciate your taking the time to respond.

-Gail

On Mar 20, 2018, at 3:29 PM, Susan Loo <SusanL@LouisvilleCO.Gov> wrote:

Dear Gail,

I wanted you to know that I did get your email--twice, actually. One version had different type faces and sizing but the same wording. The email volume I receive is considerable but I do read every one.

Just in case my colleagues missed your email, I am copying council and Meredyth to include this thread in the final distribution of Terraces on Main emails. I will also comb through my council emails in February and March to double-check for others.

Thank you for letting us know about the glitches. Hopefully, we've corrected. Before this Terraces is concluded, I firmly believe everyone will have been heard. We come from different points of view, but the great strength of this council and this community is we are transparent and we do thoughtfully listen.

Best regards,
Sue

From: Gail Hartman <gail.a.hartman@gmail.com>
Sent: Tuesday, March 20, 2018 9:42 AM
To: Jeff Lipton; Susan Loo
Subject: Important re: Terraces on Main docket item

To Councilpersons Lipton and Loo,
As you can see from the email thread below, the city dropped a big ball on email communiques re: the Terraces on Main docket item that you have before you tonight. Part of that ball dropping included losing or otherwise not posting an email I sent to the Council on March 12.

Since you are my Ward 2 reps, I am sending the email to only you two now in hopes that you have a chance to read it before tonight's meeting, which I'm unable to attend. Know also that I am aware of quite a few others who sent emails not contained in the emails posted this morning on the City Council packet site. A real shame and real concern to all of us that the city staff dropped a ball and therefore some of the public's comments were lost.

Thank you,
Gail Hartman

The email that I sent to the Council on March 12 that was lost/dropped by the City:

To the Louisville City Council,

I am writing to urge the City Council to reject the Terraces on Main plan in its current form.

I was truly shocked as I watched the web stream of the Planning Commission (PC) meeting about this plan. All but one member of the PC (who were present) approved to move the plan forward to the City Council. The plan for a 3-story wall of glass alone should have given them pause. And, it did. For a few minutes. Some members rightly expressed concern about the wall of glass, as well as other troubling issues with the overall design. And then all but one chose to ignore their own concerns and comments—expressed moments earlier—by voting to approve the plan. One would have expected the PC to have at least continued the meeting to work with planning staff and the applicant to address their concerns. That didn't happen and I believe it was a huge mistake that will have serious ramifications for Louisville's historic downtown.

With just one glance at the renderings, it is clear that the mass, scale, materials, and design don't come close to fitting our existing, historic downtown—nor do they meet the intentions and guidelines of the Design Handbook for Downtown Louisville and the Downtown Louisville Framework Plan. For example, I remain stumped by the planning staff's odd interpretation that the Terraces on Main meets the Municipal Code Criteria, which requires a PUD to have "an appropriate relationship to the surrounding area." I fail to see how that specific criteria is met, not to mention the criteria outlined in the Design Handbook for Downtown Louisville, which states that the "... height, width and depth of a new building should be compatible with existing buildings in the area and especially with those structures that are immediately adjacent to a project." I can't fathom how the planning dept. and PC believe that a 3-story wall of glass is "compatible" with The Huckleberry. Really?

What's at stake is the Pine and Main St. area which acts as a "gateway" to our downtown. There is no question that the existing buildings in question should be redeveloped. But communities all around CO (and the world) have redeveloped historic areas in ways that seamlessly blend historic and new architecture such that they do not overwhelm the surrounding buildings, but rather complement them. That kind of work requires an insightful vision that the current plan for Terraces on Main does not contain.

John Robertson, Principal Director of John Robertson Architecture in the UK stated that, "*The work on historic constructions is about **respecting the past while providing a worthy legacy for the future.***" I see neither a respect for Louisville's past nor a worthy legacy for its future in the current Terraces on Main plan.

I therefore urge the City Council to reject the current plan that contains so many jarring extremes between modern and historic design, materials, mass, and scale—and instead work alongside the applicant and planning staff to revise the plan into one that truly integrates into and complements the mass, scale, and design of Louisville's existing unique historic downtown.

Thank you,
Gail Hartman
Louisville, CO

Begin forwarded message:

From: Meredyth Muth <meredythm@louisvilleco.gov>

Subject: RE: Question about emails to Council

Date: March 20, 2018 at 9:31:47 AM MDT

To: 'Gail Hartman' <gail.a.hartman@gmail.com>

Hi Gail:

I think I have to take fault on this one. I may have missed it. I apologize for that. We will clearly be working to clean up our process on emails. I do know Council did receive the email even if it was not included in the packet. It will be added to the public record today. Again you have my apologies.

Meredyth Muth

City Clerk

City of Louisville

303.335.4536

303.335.4550 fax

www.LouisvilleCO.gov

MeredythM@LouisvilleCO.gov

<image001.jpg>

The City Clerk's Office is collecting feedback to improve our customer service. Please let us know how we are doing by completing this short [survey!](#)

From: Gail Hartman [<mailto:gail.a.hartman@gmail.com>]

Sent: Tuesday, March 20, 2018 9:22 AM

To: Meredyth Muth

Subject: Re: Question about emails to Council

Since the email I sent on March 12 to the City Council is not in the group of emails that you posted online this morning—(although others that were sent after the date are in the packet)—it is clear that it was lost or ignored.

I am therefore pasting it below again and request that you make sure that the Council will see it before their meeting tonight, although I doubt they'll have time to read it.

Thank you and I promise no more communiques from me, ever! I'm done.

Gail Hartman

To the Louisville City Council,

I am writing to urge the City Council to reject the Terraces on Main plan in its current form.

I was truly shocked as I watched the web stream of the Planning Commission (PC) meeting about this plan. All but one member of the PC (who were present) approved to move the plan forward to the City Council. The plan for a 3-story wall of glass alone should have given them pause. And, it did. For a few minutes. Some members rightly expressed concern about the wall of glass, as well as other troubling issues with the overall design. And then all but one chose to ignore their own concerns and comments—expressed moments earlier—by voting to approve the plan. One would have expected the PC to have at least continued the meeting to work with planning staff and the applicant to address their concerns. That didn't happen and I believe it was a huge mistake that will have serious ramifications for Louisville's historic downtown.

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Thank you,

Gail Hartman

Louisville, CO

On Mar 20, 2018, at 8:16 AM, Gail Hartman <gail.a.hartman@gmail.com> wrote:

Thank you, Meredith.

I will forward your note to all of those concerned others who have been contacting me.
Appreciate your reply!

Sent from my iPhone

On Mar 20, 2018, at 8:15 AM, Meredyth Muth <meredythm@louisvilleco.gov> wrote:

Hi Gail:

Yes, we are aware a batch of emails were missed in the packet. A staff member made an error and realized it yesterday. I will be posting those emails shortly. In addition, all of the Council members will receive those emails and all of the ones sent over the weekend this morning so they may have time to review them prior to the meeting this evening. We apologize for any confusion. You are correct, if you send an email before the packet is posted it should be a part of that packet; this was simply a staff error. Please let me know if you have additional questions.
Thanks.

MEREDYTH MUTH
CITY CLERK

CITY OF LOUISVILLE
303.335.4536
303.335.4550 FAX
www.LouisvilleCO.gov
MeredythM@LouisvilleCO.gov

The City Clerk's Office is collecting feedback to improve our customer service. Please let us know how we are doing by completing this short survey!

-----Original Message-----

From: Gail Hartman [<mailto:gail.a.hartman@gmail.com>]

Sent: Tuesday, March 20, 2018 7:59 AM

To: Meredyth Muth

Subject: Re: Question about emails to Council

Just a follow-up note, Meredith, that I have now been contacted by 11 others who sent emails to Council a couple of weeks ago. In the Council packet online, there are ZERO letters from the public to the Council. The only letters in the packet were the ones sent to the Planning Commission about a month ago when the docket item was before them.

So, it's clear to all of us that a ball was dropped somewhere. Many emails were sent to Council a couple of weeks ago—plenty of time to be put into their packet. And yet, there is not one letter to the Council in the packet.

Many of us have sent Councils emails in years past and this has never been an issue. Those of us who send emails early enough see our emails in the packet. Those who send later know that Council will get to read them the evening of their meeting.

I hope that the strange issue this time around, and Mr. Keaney's odd email to everyone, will be addressed at the Council mtg. tonight.

No reply necessary — just letting you know that the public is aware that ball was dropped this time around. And it's concerning because no one knows if any Council member read any of our emails or if they'll just be handed a huge pile tonight before their meeting that they won't have time to read.

Thanks again.

-Gail

On Mar 19, 2018, at 2:10 PM, Meredyth Muth <meredythm@louisvilleco.gov> wrote:

Hi Gail:

All emails sent to the City Council will be included in the hearing record and it is therefore permissible for Councilmembers read them prior to the hearing. A packet addendum will be posted Tuesday (tomorrow) morning that will contain all email comments Council and staff have received up until Tuesday at 8 am that were not included in the packet. Anything received from 8

am Tuesday until the meeting will be available for Council and the public at the meeting on Tuesday so they too can be included in the hearing record.

Please let me know if you have any questions. Thanks.

MEREDYTH MUTH
CITY CLERK
CITY OF LOUISVILLE
303.335.4536
303.335.4550 FAX
www.LouisvilleCO.gov
MeredythM@LouisvilleCO.gov

The City Clerk's Office is collecting feedback to improve our customer service. Please let us know how we are doing by completing this short survey!

-----Original Message-----

From: Gail Hartman [<mailto:gail.a.hartman@gmail.com>]

Sent: Monday, March 19, 2018 1:24 PM

To: Meredyth Muth

Subject: Question about emails to Council

Hello,

I noticed that the City Council mtg. packet online does not contain any of the emails/letters that I and many others have sent to the Council re: one of the docket items for Tues. night's meeting (Terraces on Main St.). It only contains letters that were sent to the Planning Commission several weeks ago about the same matter. I was also informed that one council member (Mr. Keaney) has been emailing some (not all) people who sent emails about this item, telling the he can't read them because it's inappropriate, given that it's not an issue before the Council. Um, yes it is. The Council is due to discuss the matter on Tuesday evening.

I am quite confused about this and would appreciate an explanation. if Louisville's public communication policy has changed recently, are we no longer able to send emails to the entire Council about matters in their packets? Then to whom do we address our emails so that the Council can read them before they discuss the issue and so that they become part of the public record?

Thank you,
Gail Hartman
Louisville, CO

City Council– Public Hearing
March 20, 2018

Terraces on Main PUD, Plat & SRU

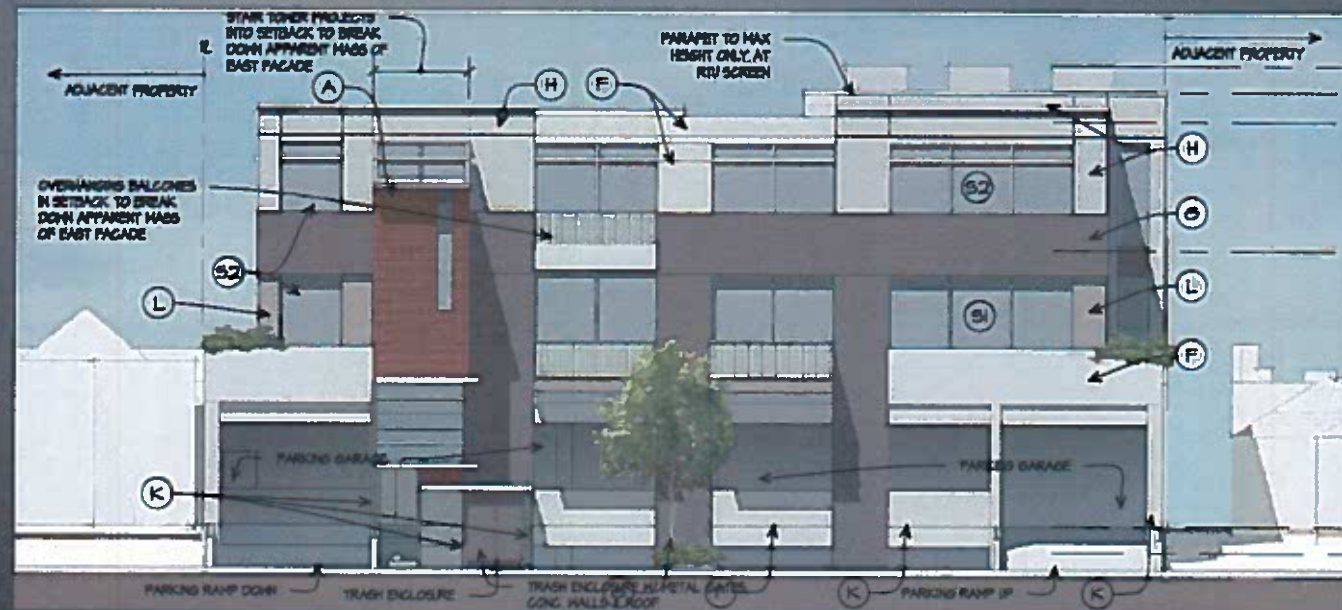
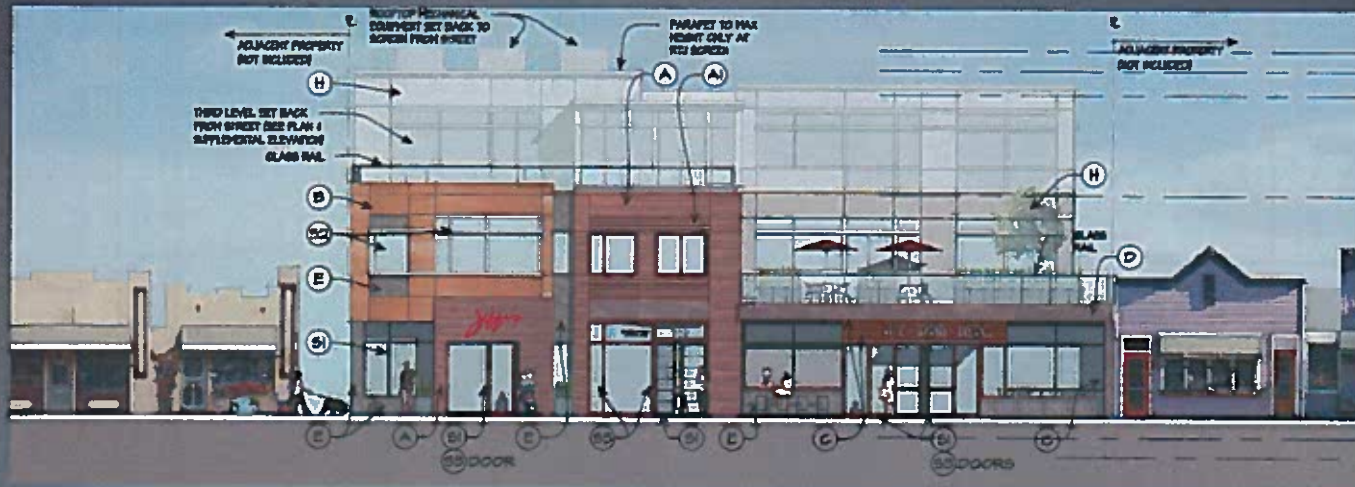
Resolution No. 70, Series 2018

A request for a Final PUD to allow for a 37,171 square foot commercial building, which includes a 10,754 sf parking garage, on two lots totaling 14,114 square feet zoned CC; a Final Plat to vacate the lot line between Lots 8 and 9, Block 3, Town of Louisville; and a SRU to allow for outdoor eating and drinking establishments and a parking garage.

Public Notice Certification –

- Published in the Boulder Daily Camera – **March 4, 2018**
- Posted in City Hall, Public Library, Recreation Center, and the Courts and Police Building, and mailed to surrounding property owners – **March 2, 2018**

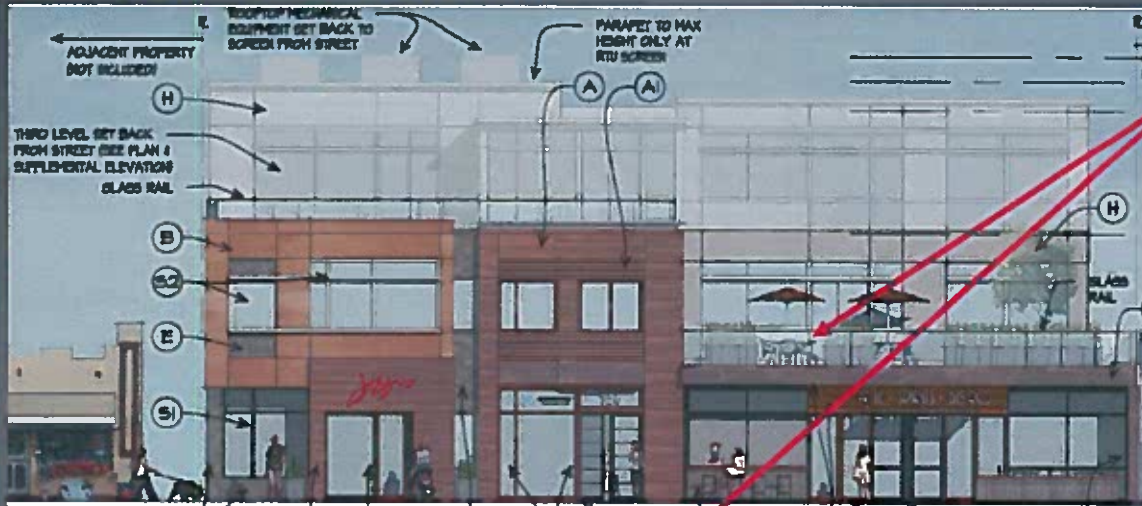
Terraces on Main



- 26,417 sf Office and Retail
- 10,754 sf parking garage
- Ground floor retail
- Office on 2nd and 3rd levels

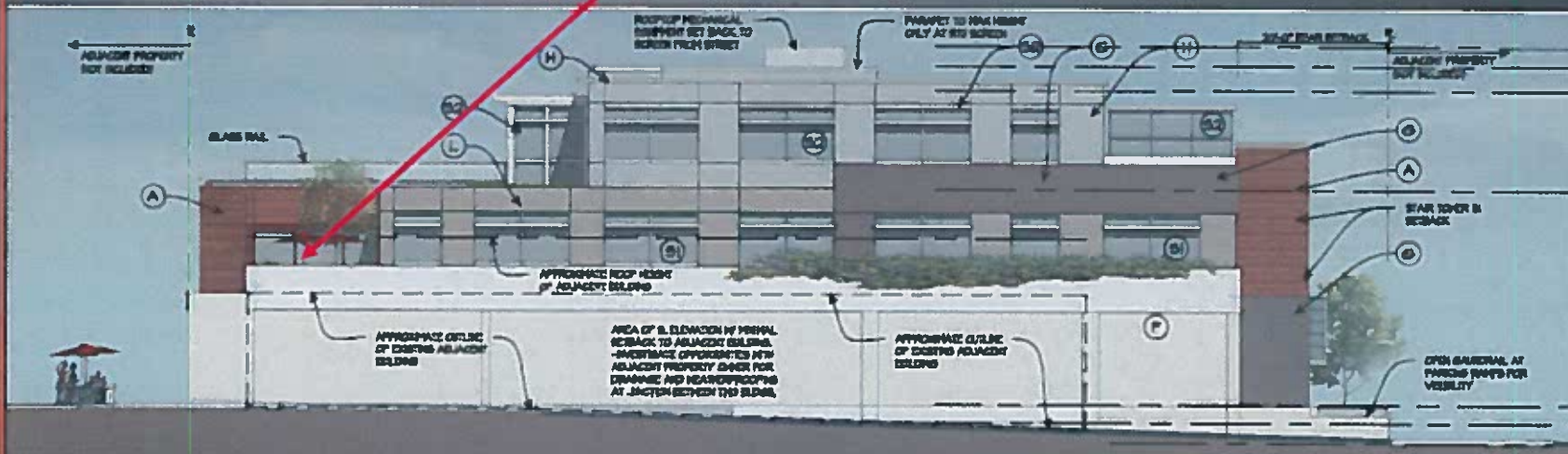
Terraces on Main

Main St./West Elevation



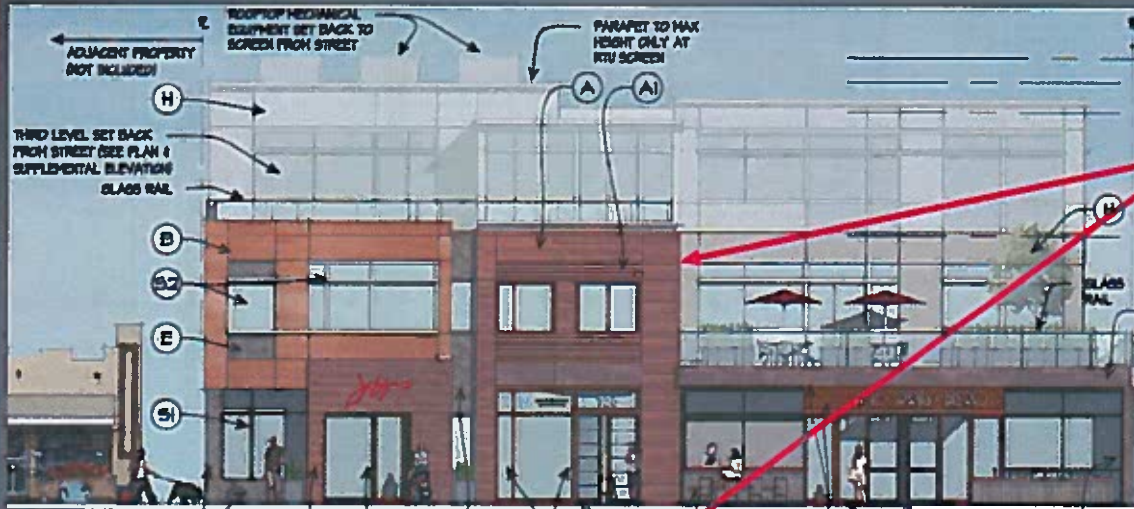
- 1 story on south side

South Elevation



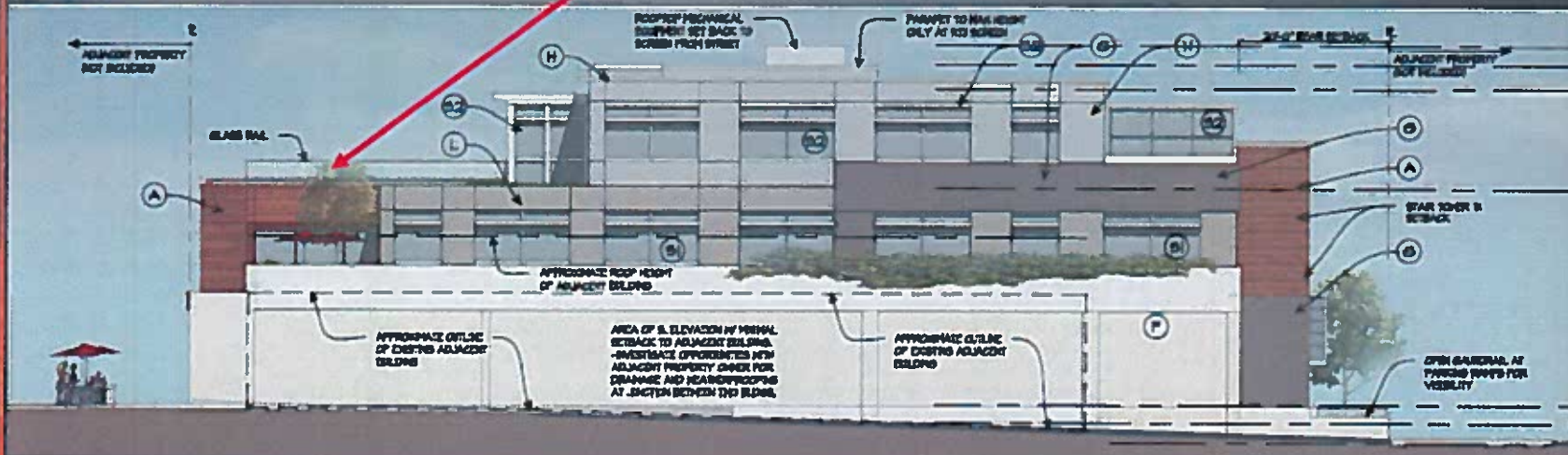
Terraces on Main

Main St./West Elevation



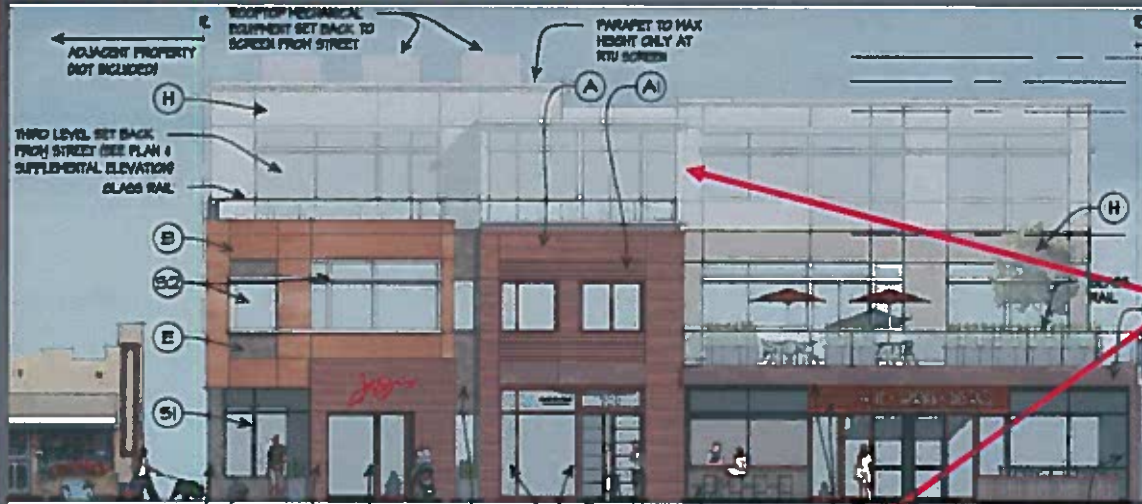
- 1 story on south side
- 2 stories on north side

South Elevation



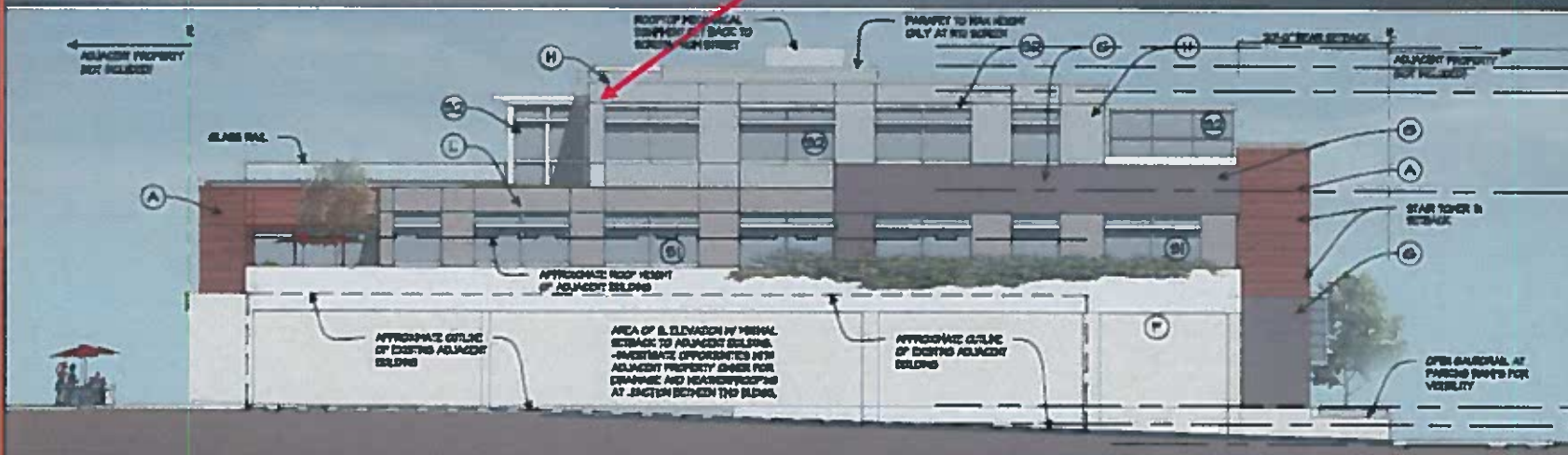
Terraces on Main

Main St./West Elevation



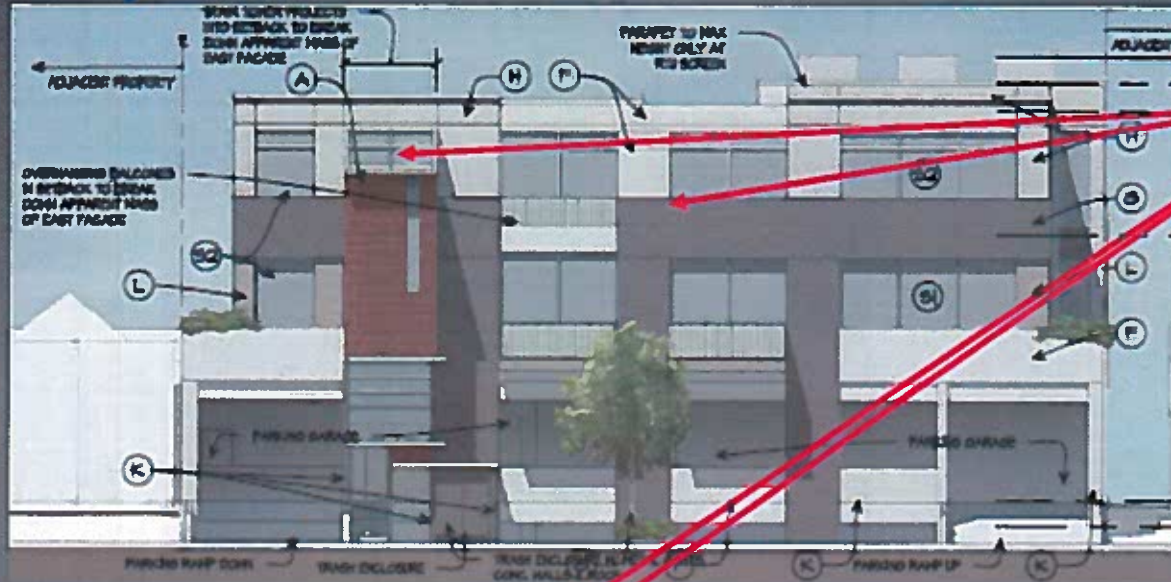
- 1 story on south side
- 2 stories on north side
- 3rd story setback 49 feet with a small section setback 40 feet

South Elevation



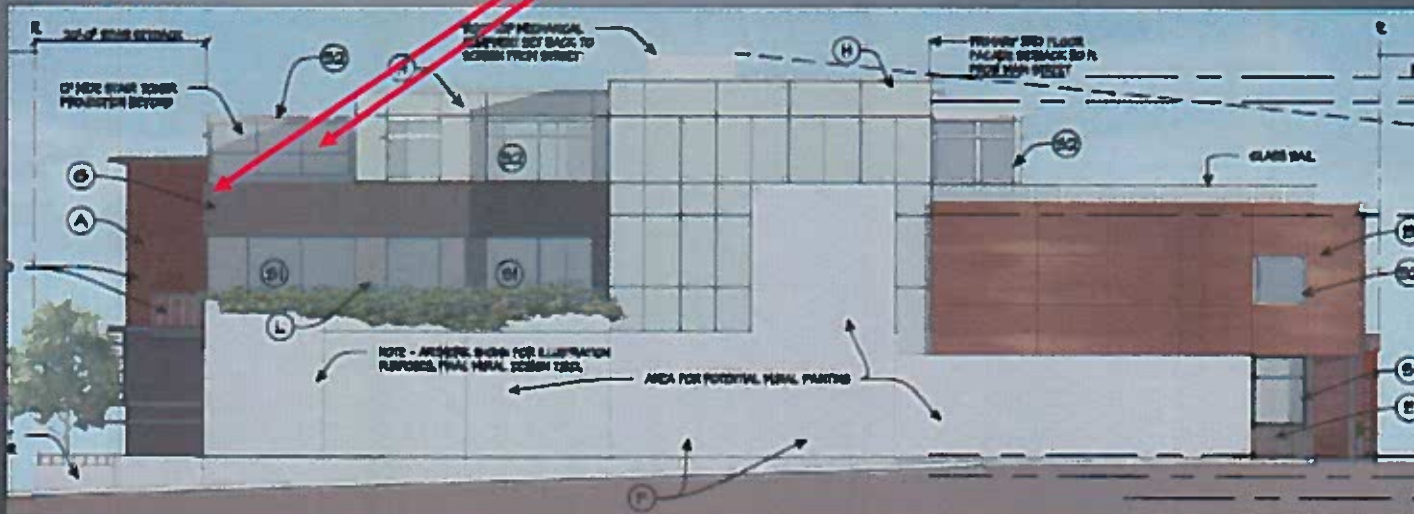
Terraces on Main

Alley/East Elevation



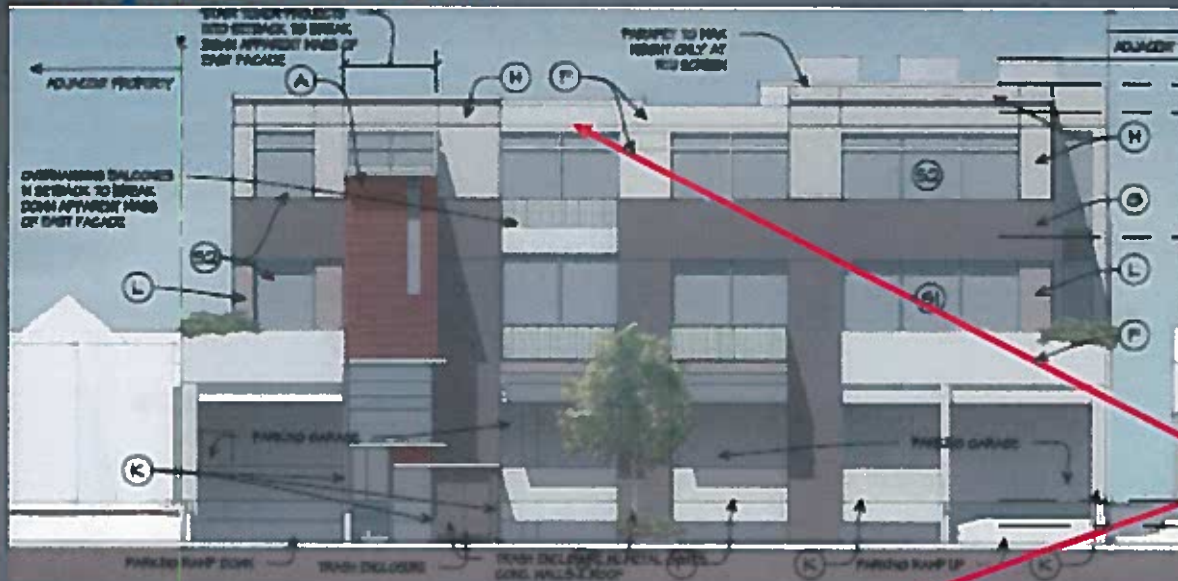
- 2 stories at the alley with a small third story element for the rear stairwell

North Elevation



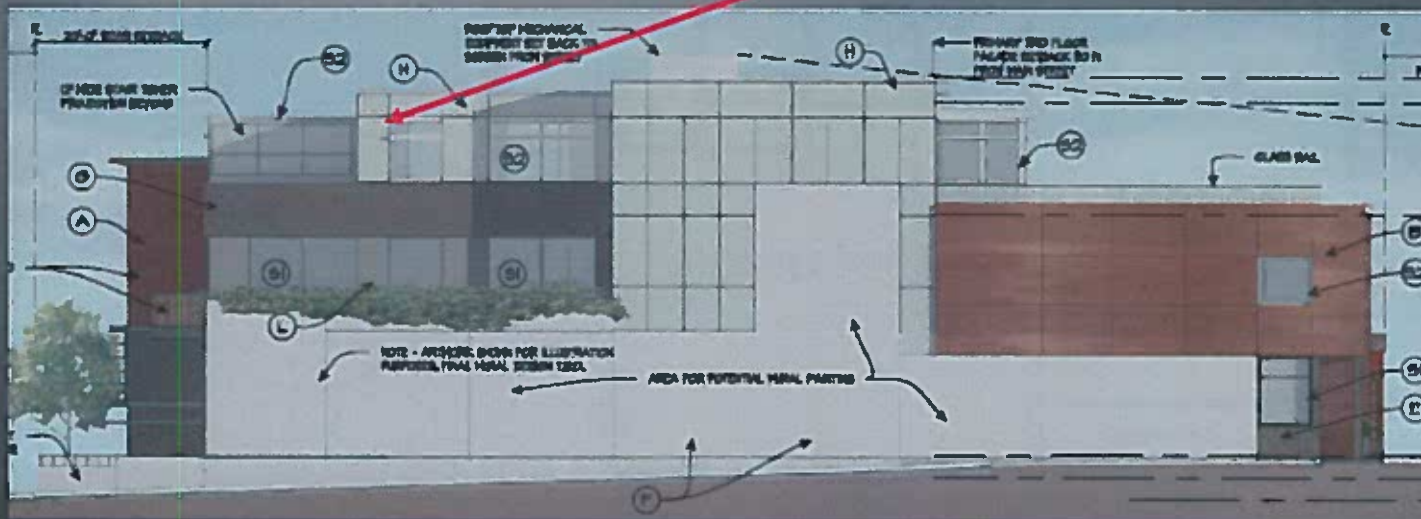
Terraces on Main

Alley/East Elevation

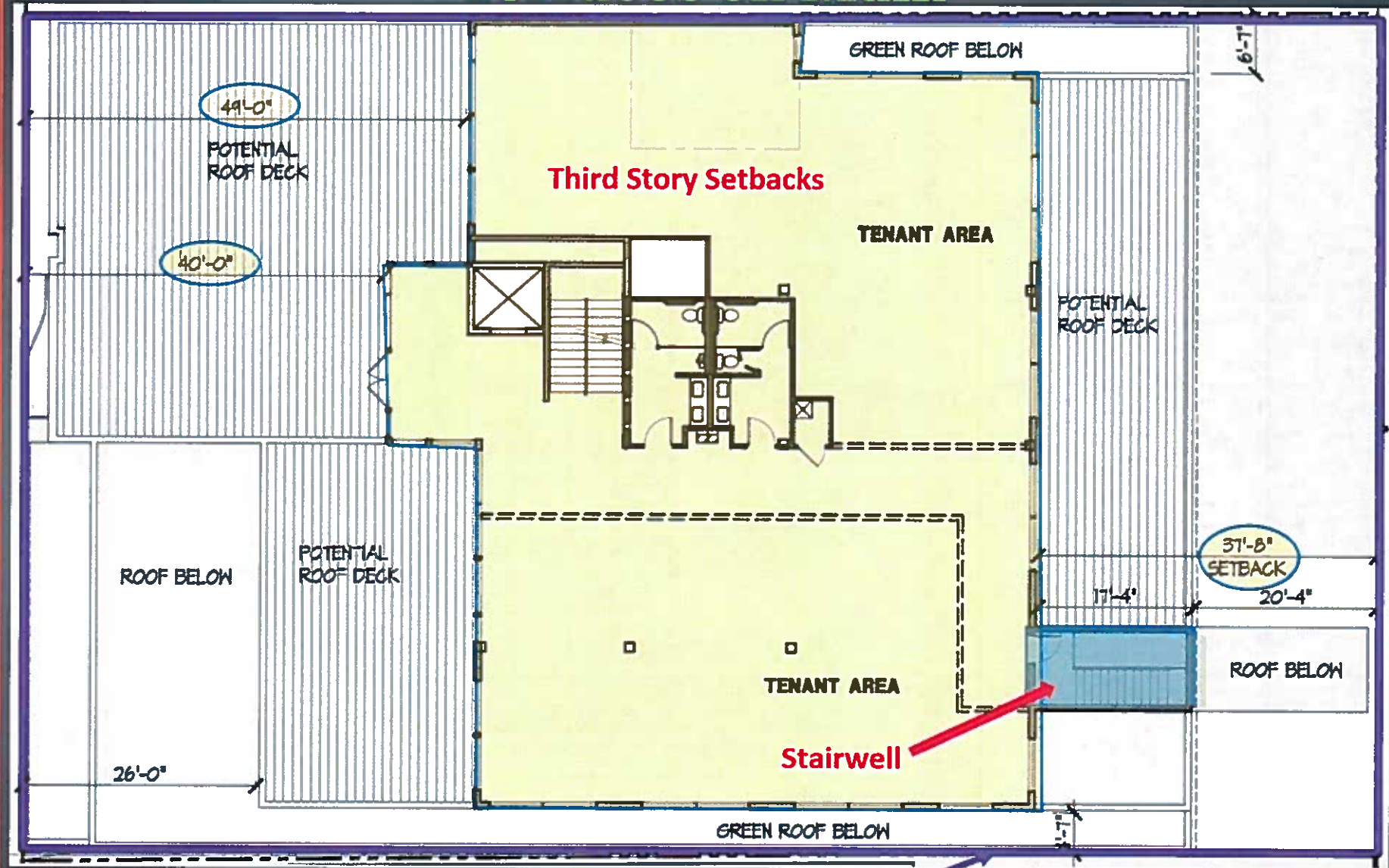


- 2 stories at the alley with a small third story element for the rear stairwell
- 3rd story setback 37'8" from the alley

North Elevation



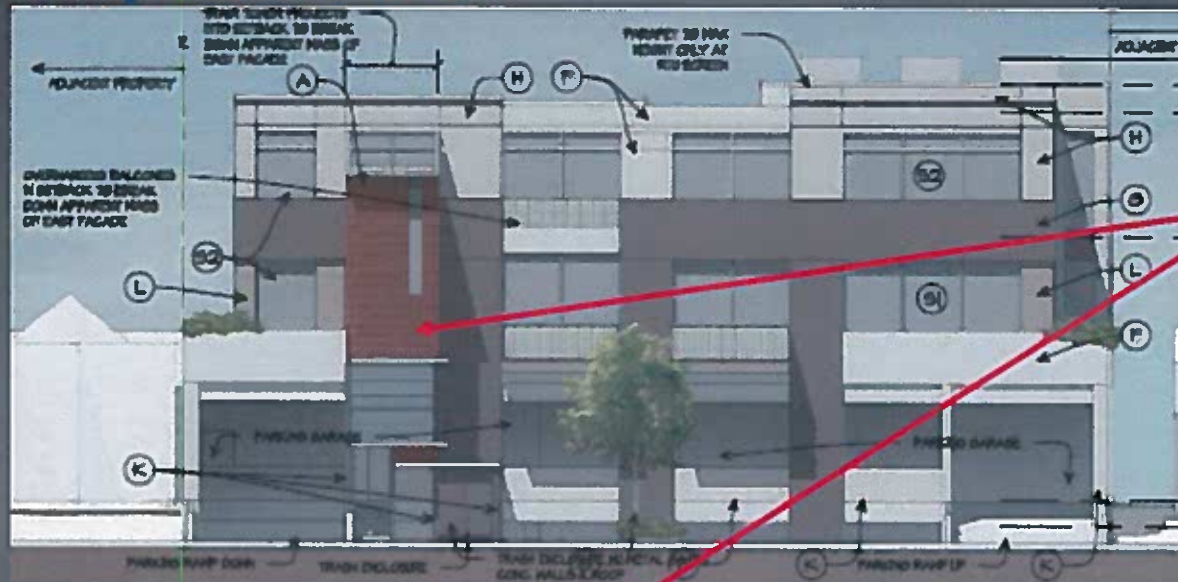
Terraces on Main



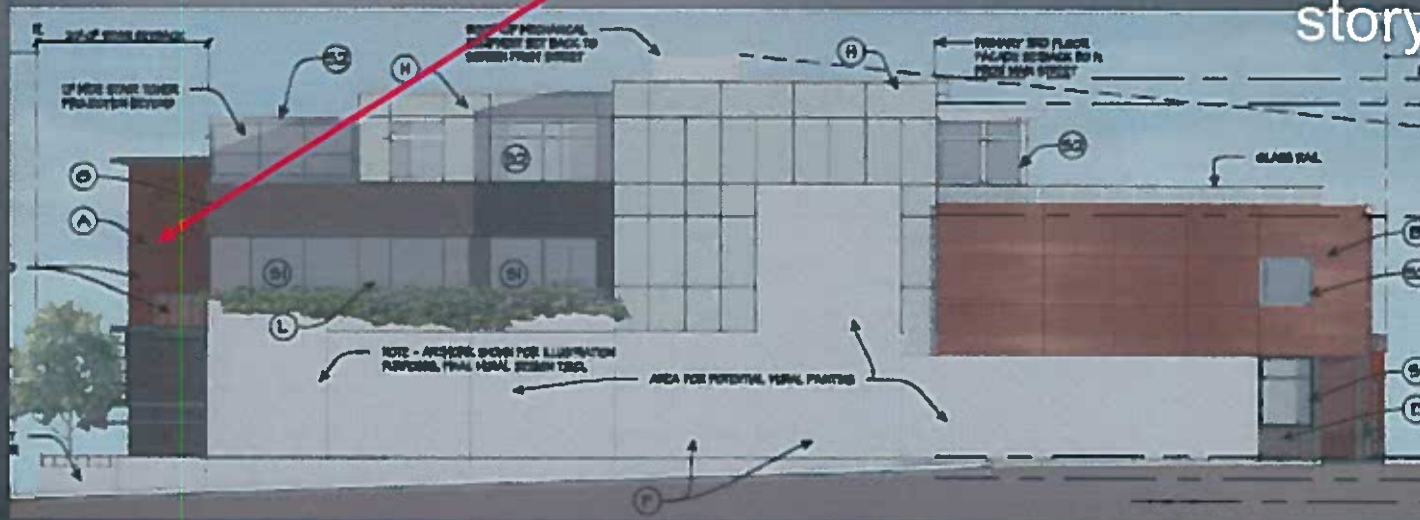
Property Line

Terraces on Main

Alley/East Elevation



North Elevation

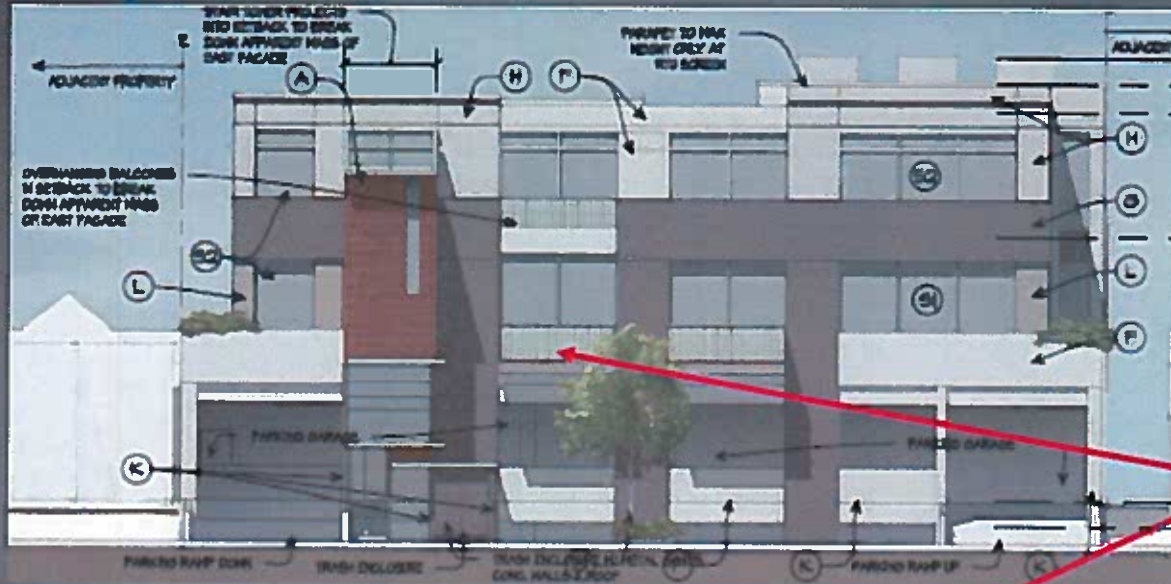


Waiver Request

- Rear setback encroachment of 19.25' feet for the stairwell
- Rear setback encroachment of 6.9' for the 2nd story balconies

Terraces on Main

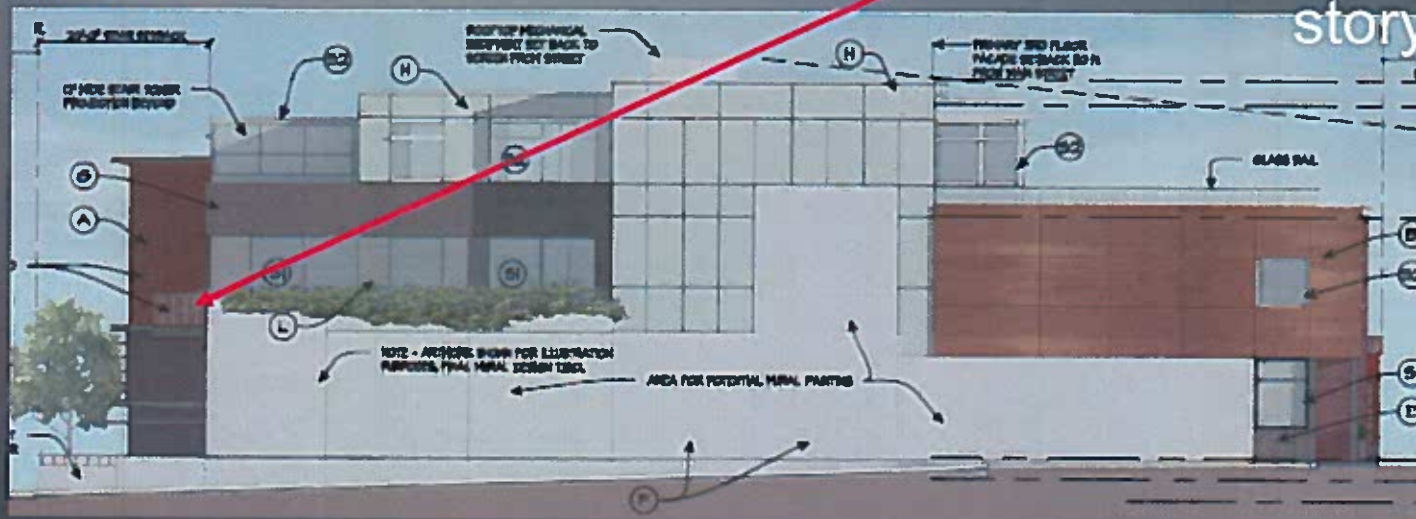
Alley/East Elevation



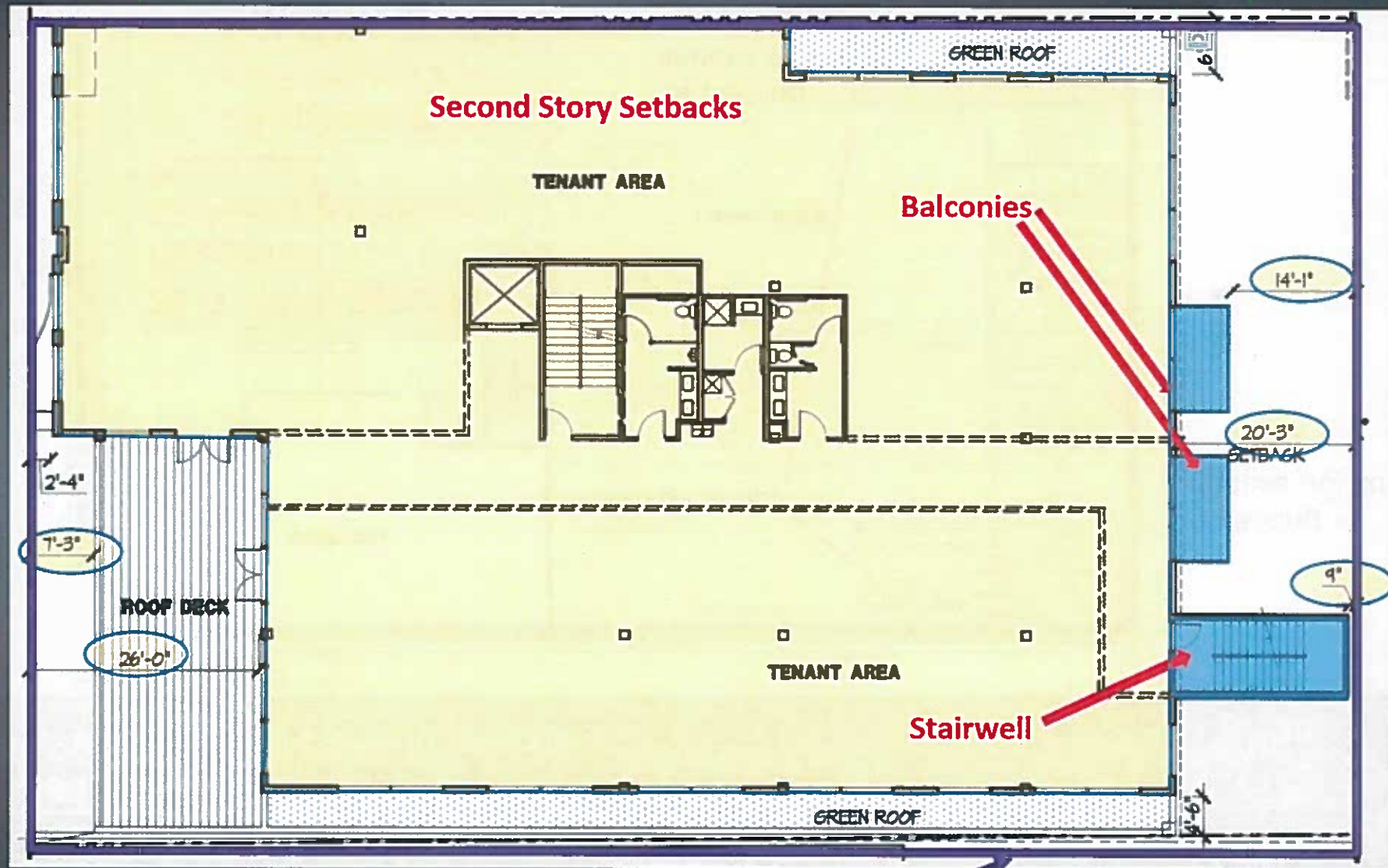
Waiver Request

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North Elevation



Terraces on Main



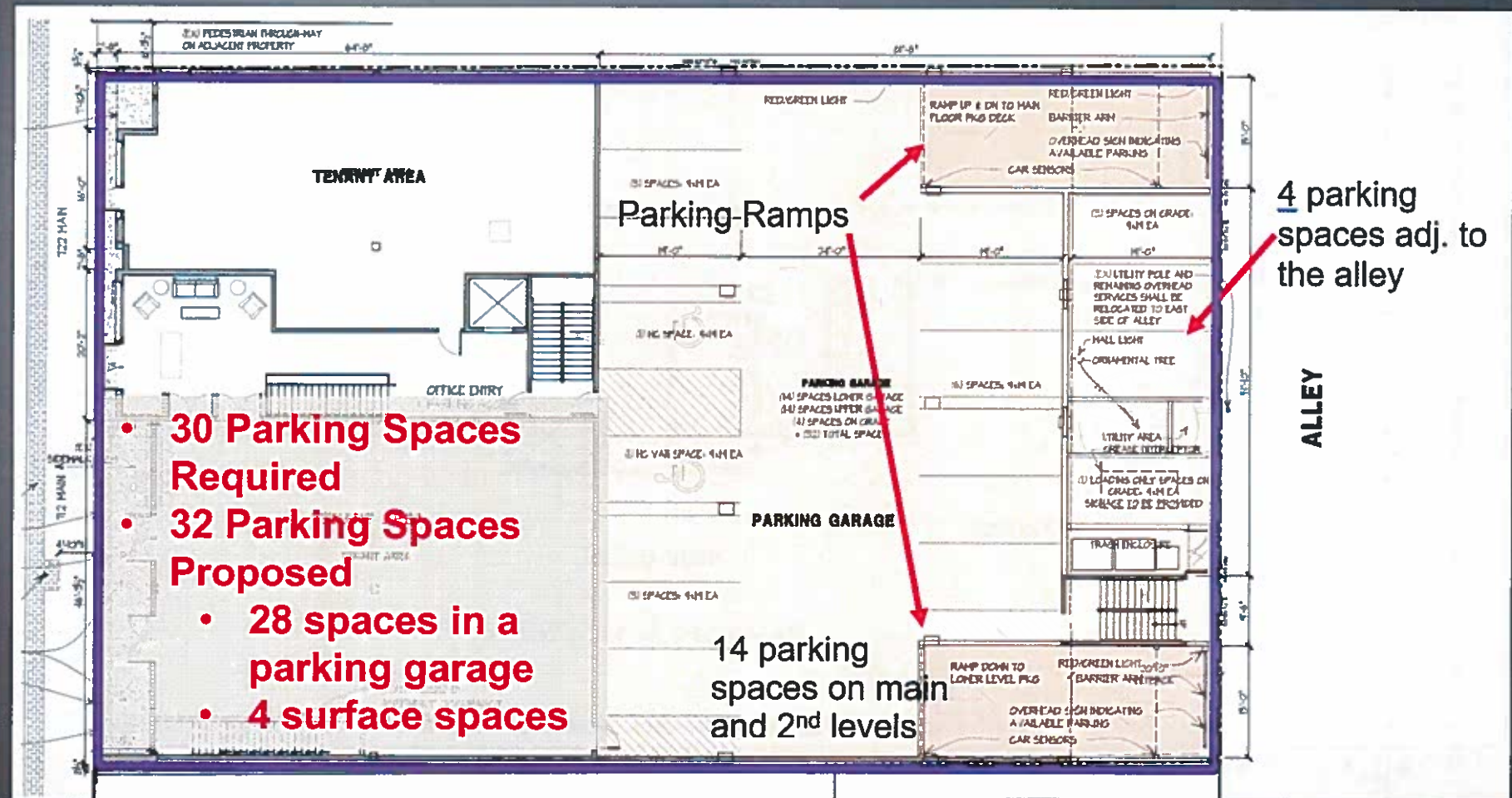
Terraces on Main

LOUISVILLE MUNICIPAL CODE – COMPLIANCE WITH PARKING STANDARDS

15,990 SF OF TENANT AREA

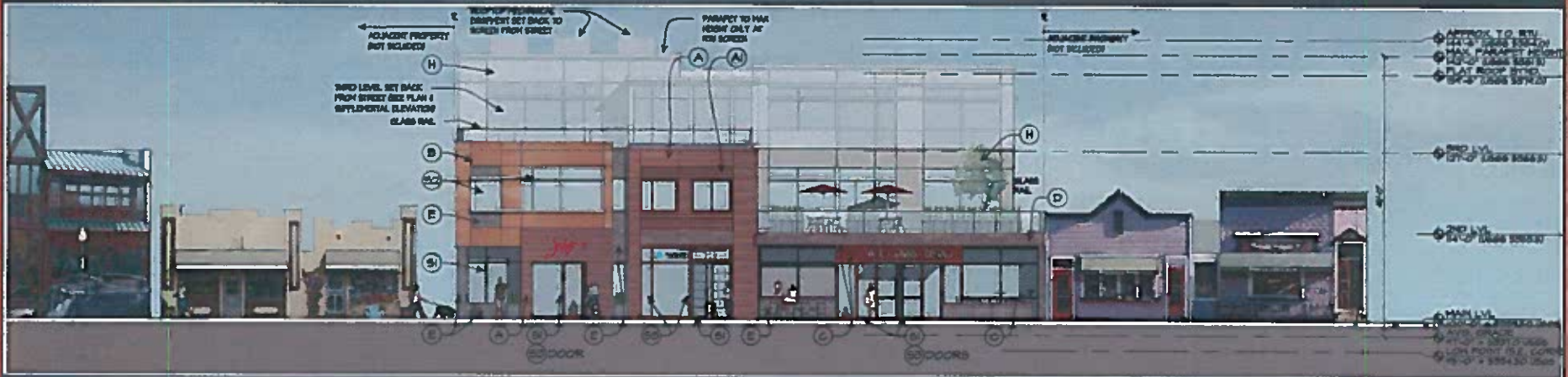
- 999 SF EXEMPT

14,991 / 500 = 30 parking spaces



Terraces on Main

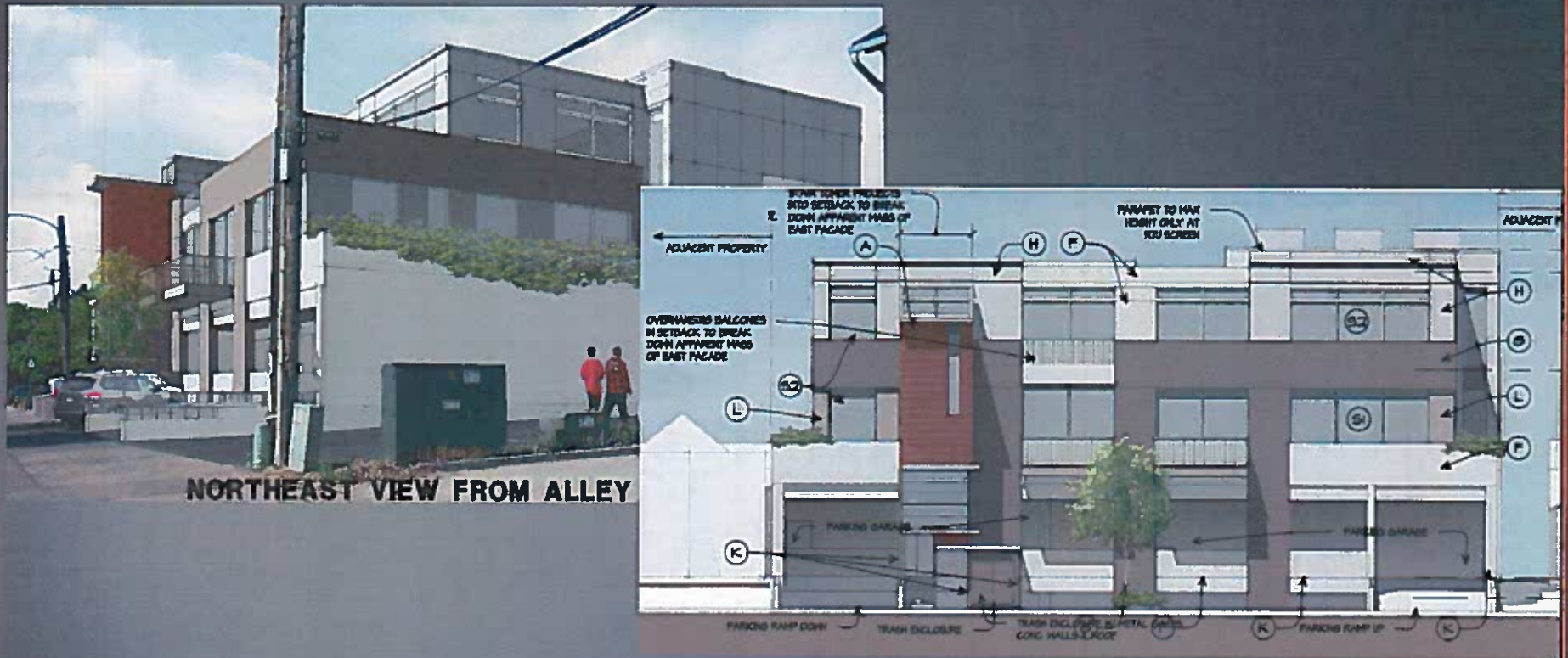
Main St./West Elevation



- 1 and 2 stories at Main St.
- Rectangular form
- Flat roof
- Retail on the main level
- Visual interest along the street
- Change in colors and materials
- Significant window glazing
- Recessed entries

Terraces on Main

Alley/East Elevation



- Building steps down at the alley
- Building is setback 20 feet from the alley with the exception of the stairwell and balconies
- 3rd story is setback 37'8" from the alley
- Alley loading parking garage

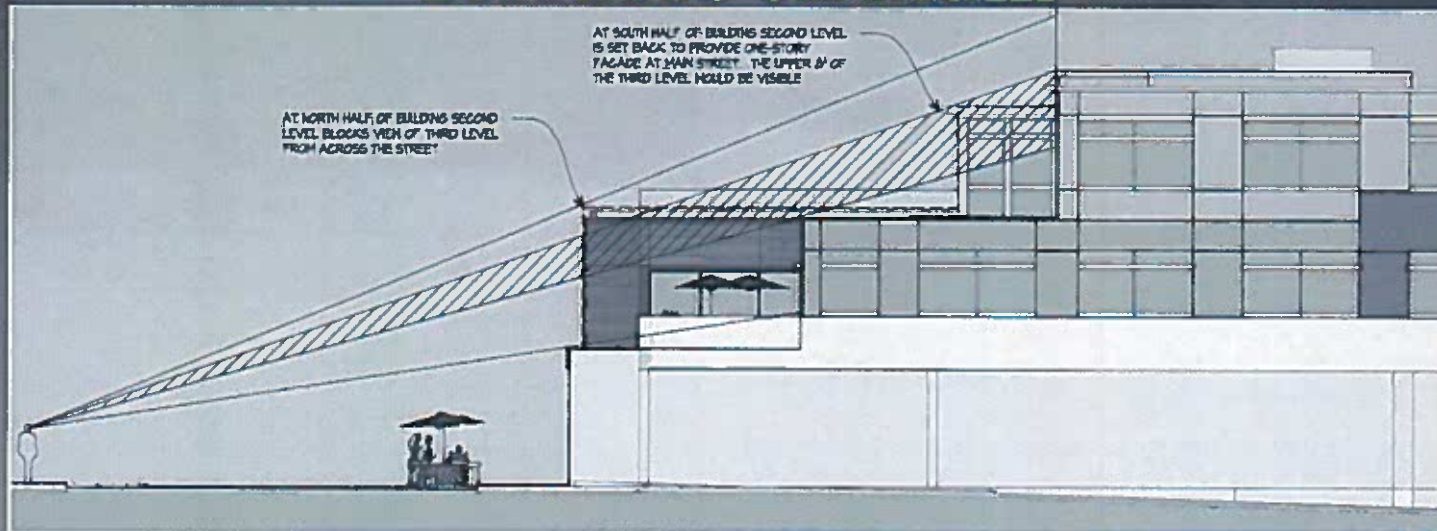
Height

Height

16

[illegible]

Terraces on Main



C2 **VIEW ANGLES FROM ACROSS MAIN ST.**
A2 **SCALE: 1/16" = 1'-0"**

Height – Design Handbook

- 3rd story should be a subordinate “addition” to a 2 story building and should be setback substantially from the sidewalk edge such that it appears 2 stories in height as seen from across the street.
- 3rd story should be setback from the alley faces
- Materials and details should be simpler than those on the primary façade.

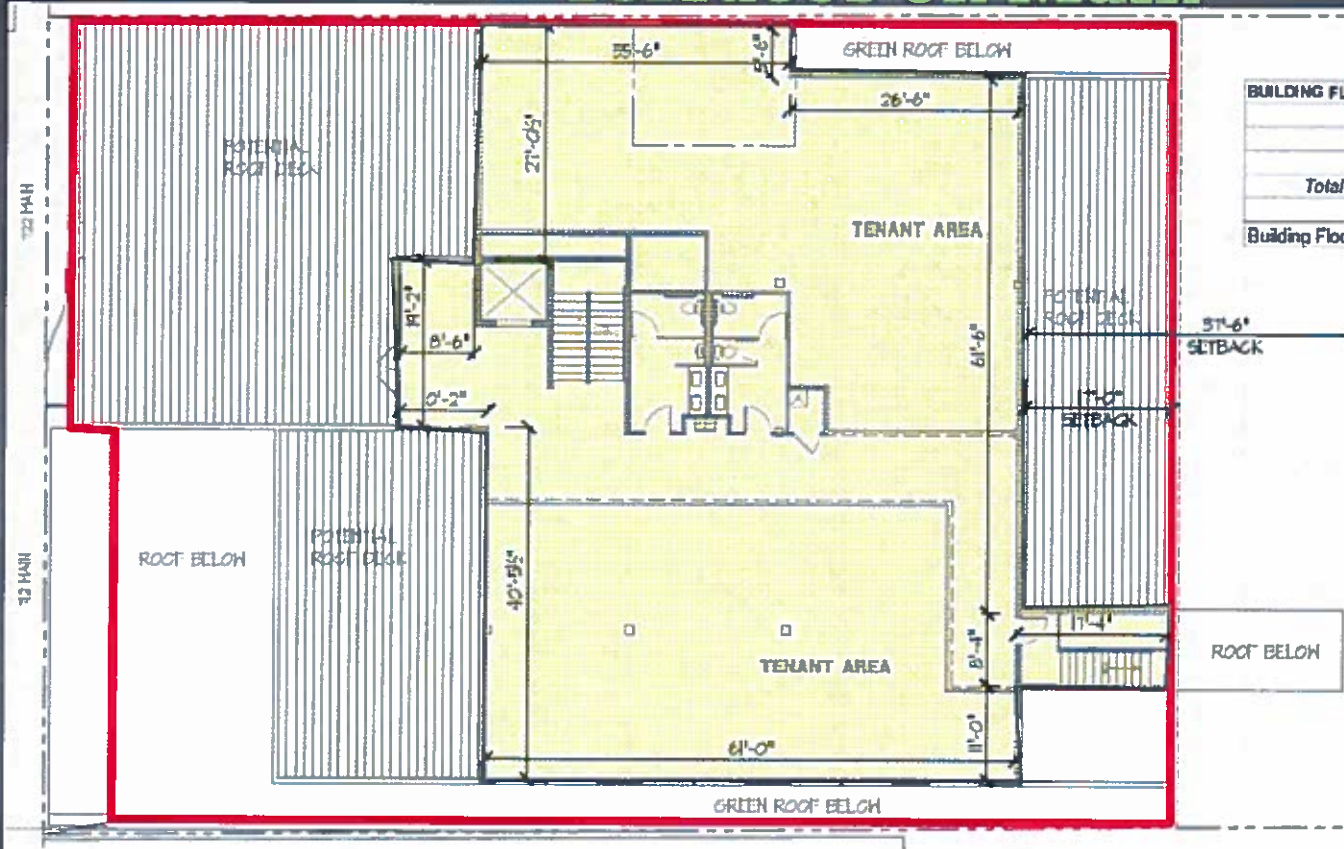
Terraces on Main



Height – Framework Plan

- Desire to maintain and enhance the historic scale and character of Downtown.
- 1 and 2 story buildings should be the norm, but incentives could be created to allow limited 3 story buildings in the core.
- 3rd story permitted when defined goals are achieved

Terraces on Main



BUILDING FLOOR AREA RATIO REVIEW	
Total Main Level Floor Area	11,013 SF
Total Second Level Floor Area	9,849 SF
Total Third Level Floor Area	5,499 SF
Total Bldg Floor Area (excluding Bsm1)	26,361 SF
Total Site Area	14,114 SF
Building Floor Area (excluding Bsm1)/Site Area	1.87

C1 EX1 **THIRD LEVEL-FLOOR AREA RATIO REVIEW** **1/16" = 1'-0"** FAR FLOOR AREA = 5,499 SF **NORTH**

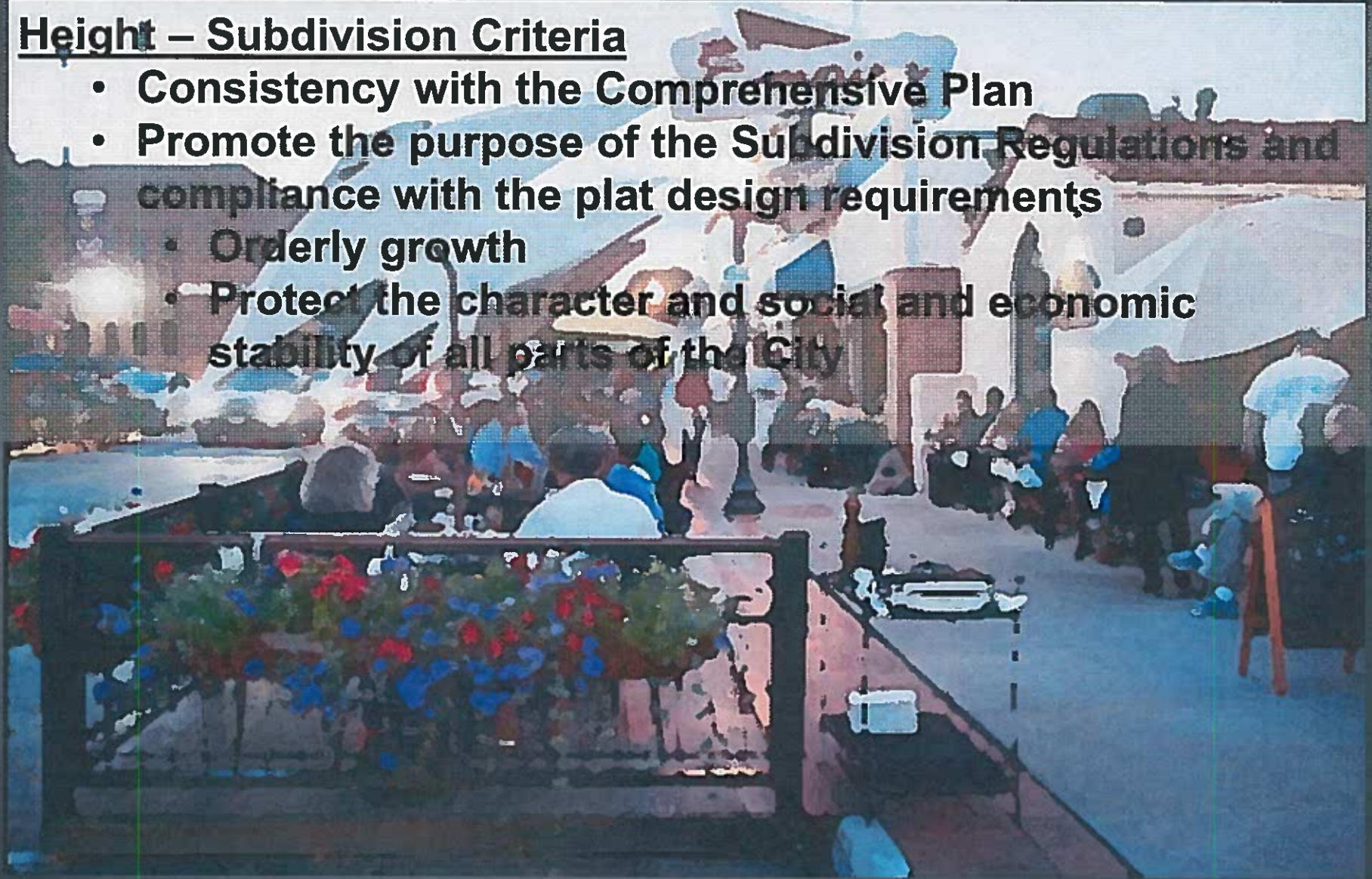
Height – Framework Plan

- FAR of 2.0 / 3rd story no more than 50% of the footprint

Terraces on Main

Height – Subdivision Criteria

- Consistency with the Comprehensive Plan
- Promote the purpose of the Subdivision Regulations and compliance with the plat design requirements
 - Orderly growth
 - Protect the character and social and economic stability of all parts of the City



Terraces on Main

Height – Comprehensive Plan

- Mixed-use “Center”
- Building heights of 2-3 stories
- Ground floor activated by primary retail
- Promote health of Downtown through traditional development pattern and pedestrian scaled redevelopment

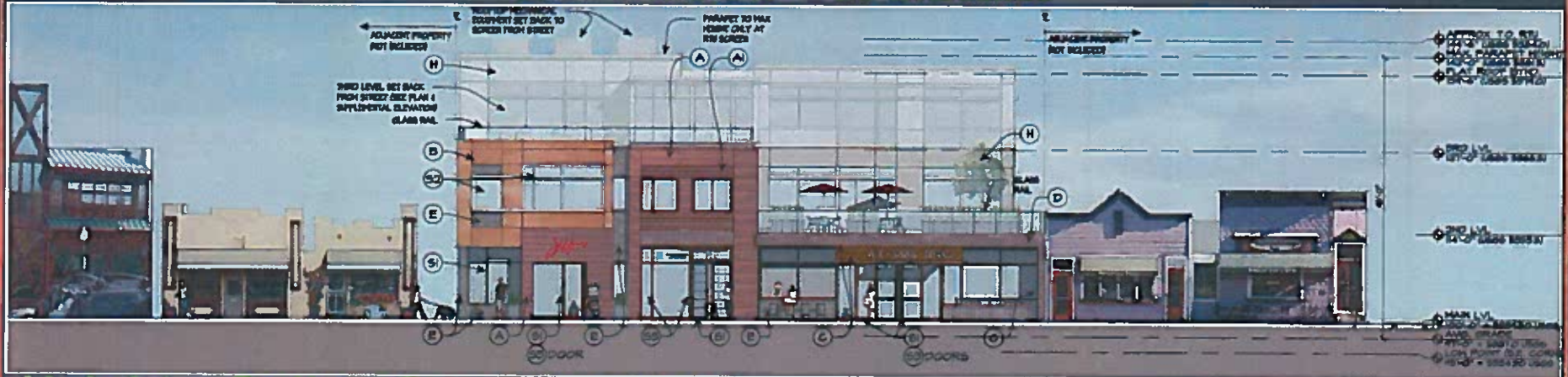


Terraces on Main

Height – PUD Criteria

- Appropriate relationship to the surrounding area
- Appropriate density, site relationship and bulk
- Design – materials, colors, lighting
- Compliance with Design Standards
- Consistency with the Comprehensive Plan
- Architectural compatibility with surrounding designs and harmonious transitions and scale in character in areas of different planned uses
- Contribution to a mix of styles within the City

Terraces on Main



Height – Policy Considerations

- 1 and 2 stories at Main St. to reflect the varied height of buildings along Main St. and to complement the adjacent buildings
- The third story is setback 40-49 feet from Main St., 37.9 feet from the alley and comprises 50% of the building footprint.
- FAR of 1.87
- Architectural interest through the use of colors, materials and window glazing.
- 3rd story is more subdued and has less window glazing than 1st and 2nd stories.

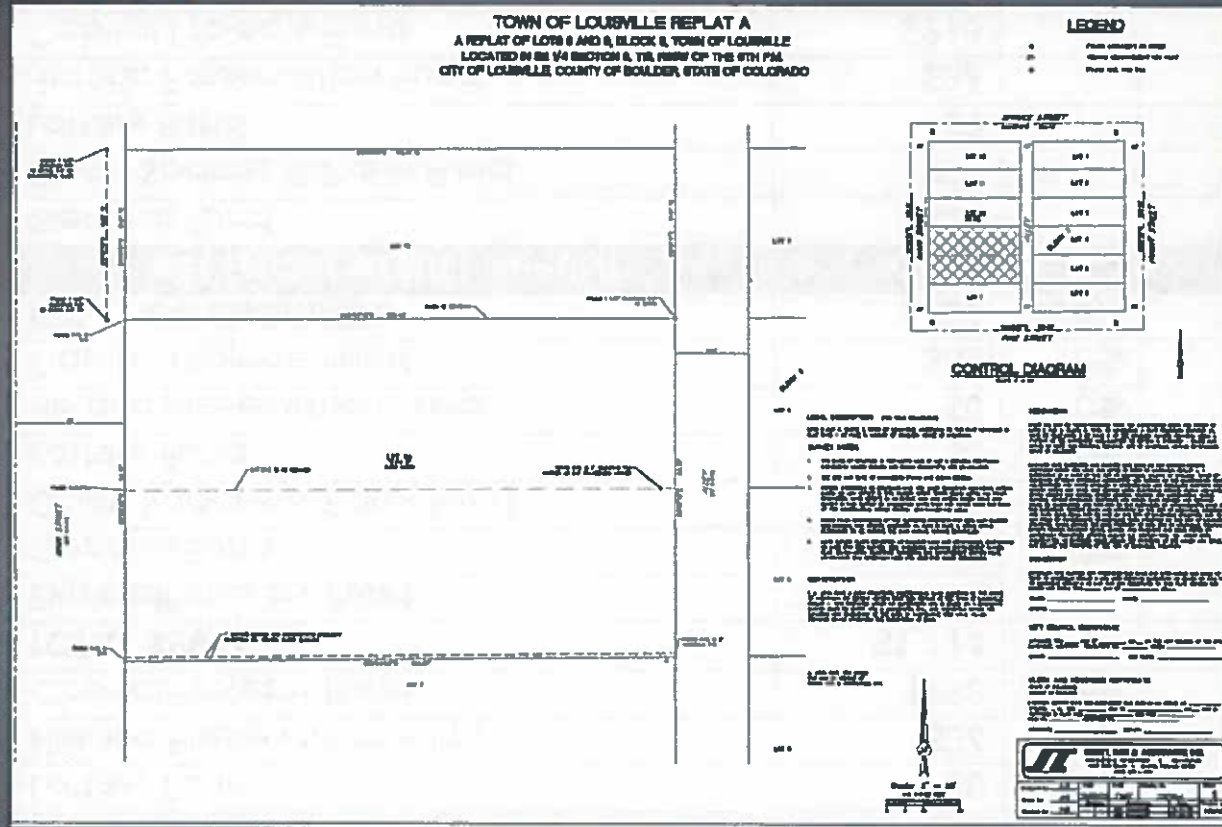
Terraces on Main

SRU Criteria Compliance

1. **Comp Plan:** Outdoor seating contributes to a “healthy & vibrant” Downtown. Garage parking facilitates all parking needs being met on site and with alley loaded access.
2. **Economic Compatibility with Surrounding Character:** Overall project retains 80+ employees to support local businesses. Project replaces ground floor office space with retail. Outdoor eating compatible with other restaurants that offer outdoor seating on site and in the Main St. patios.
3. **Internal Efficiency:** All parking needs met onsite. Increased walkway on Main St. Drainage, sewer and water facilities.
4. **External Effects:** Limitation on outside patio use (closes at 12 am & no amplified music). No nearby residences. No light spill.
5. **Pedestrian Circulation:** Increased sidewalk width adjacent to the building.

Terraces on Main

Plat



- Vacation of Existing Lot Line
- Lot meets design standards
- Water, sewer, drainage, access provided.
- Utilities to the building will be buried.
- Overhead utility line serving private property relocated.

Terraces on Main

Fiscal Impact

Revenue by Fund	High	%	Low
General Fund	\$700	63%	\$574
Open Spaces & Parks Fund	\$99	9%	\$81
Lottery Fund	\$0	0%	\$0
Historic Preservation Fund	\$36	3%	\$30
Capital Projects Fund	\$278	25%	\$229
TOTAL REVENUE	\$1,114	100%	\$914
Expenditures by Fund			
General Fund	\$274	82%	\$260
Open Spaces & Parks Fund	\$0	0%	\$0
Lottery Fund	\$0	0%	\$0
Historic Preservation Fund	\$0	0%	\$0
Capital Projects Fund	\$62	18%	\$62
TOTAL EXPENDITURES	\$336	100%	\$322
NET FISCAL RESULT BY FUND			
General Fund	\$426		\$313
Open Spaces & Parks Fund	\$99		\$81
Lottery Fund	\$0		\$0
Historic Preservation Fund	\$36		\$30
Capital Projects Fund	\$216		\$167
NET FISCAL IMPACT	\$777		\$591

**\$591,000 – \$777,000
over 20 years**

**\$29,550 – \$38,850
per year.**

Terraces on Main

Planning Commission

Recommended approval by a 5-1 vote on February 8, 2018

Terraces on Main

Staff Recommends Approval of Resolution No. 17, Series 2018

A request for a Final PUD to allow for a 37,171 square foot commercial building, which includes a 10,754 sf parking garage, on two lots totaling 14,114 square feet zoned CC; a Final Plat to vacate the lot line between Lots 8 and 9, Block 3, Town of Louisville; and a SRU to allow for outdoor eating and drinking establishments and a parking garage.

For more information, call 1-800-451-7237 or visit our website at www.451.com.



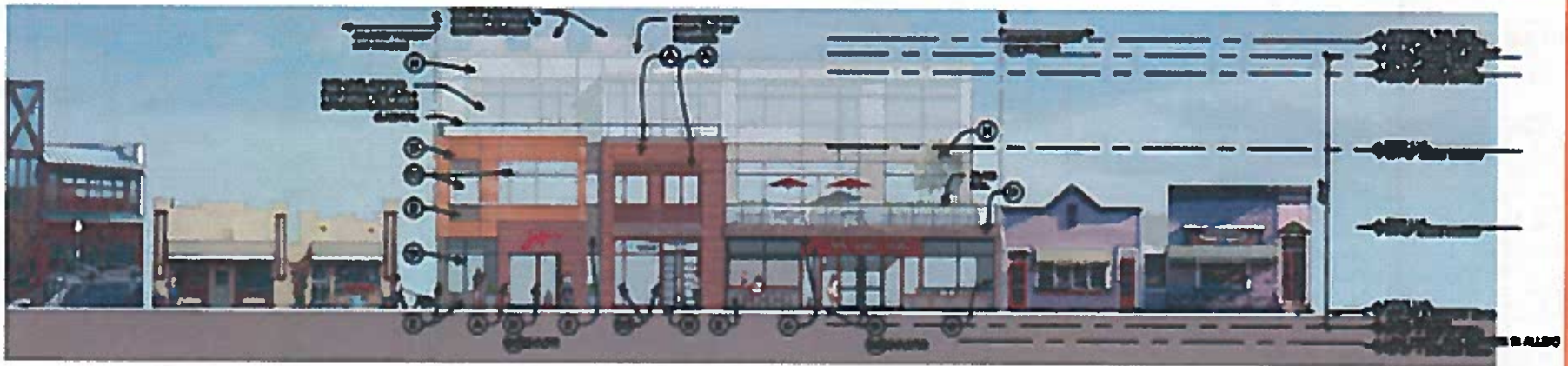
722 Main Street, Louisville, CO 80027

This is a 1 story building with pedestrian sidewalk on it's north side.



722 Main St. (left) with 712 Main St. (right)

Both buildings are one story, shown with separation between. There is a slight downhill slope from right to left resulting in different floor heights and total height in each building.



D1 WEST ELEVATION - MAIN STREET
AS SCALE: 1/16" = 1'-0"

712 and 722 Main Street (CENTER) with Huckleberry (RIGHT) and Book Cellar (LEFT)

Image from information provided to City of Louisville and published on website.

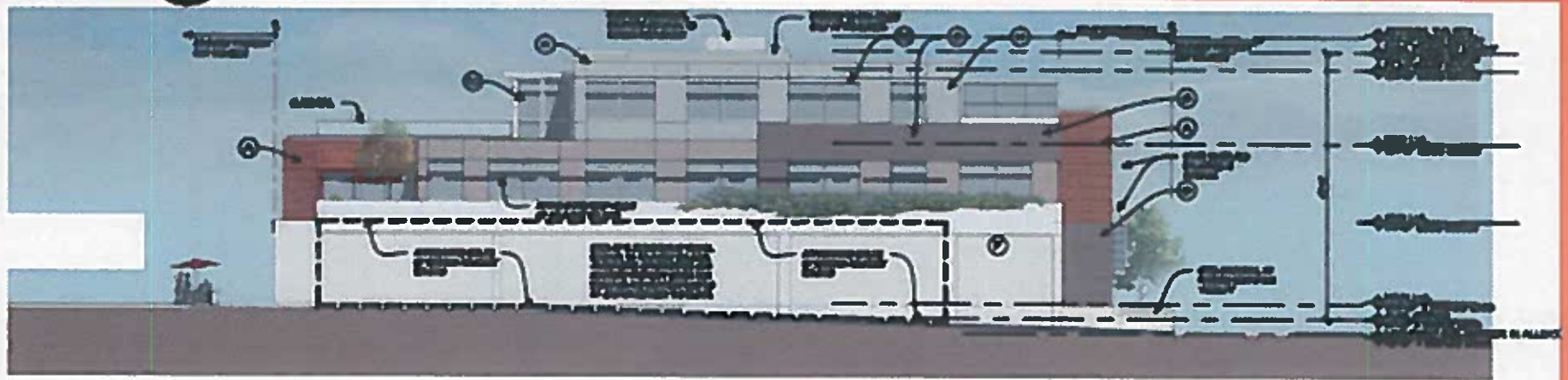


712 Main Street, Louisville, CO 80027

Image taken from the South-West corner of Pine Street and Main Street



Image taken from across the street from The Huckleberry at its rear building line.



FLOOR



SOUTH ELEVATION - FROM ADJACENT PROPERTY

SCALE: 1/8" = 1'-0"

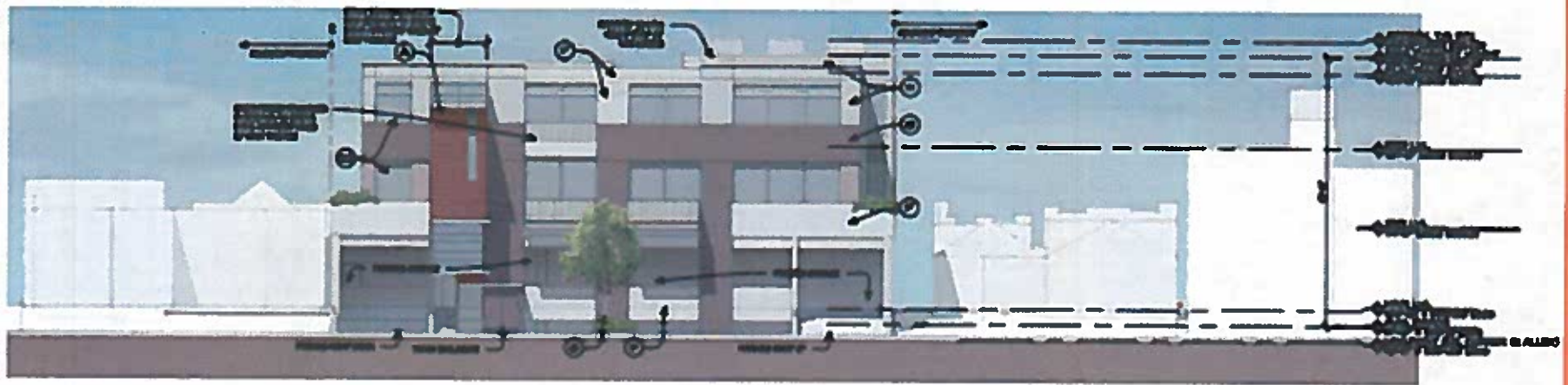
In this elevation view the first story of 712 Main Street is mostly hidden by the Huckleberry but the 2nd and 3rd story are clearly visible. The stairwell intrudes into the alley and eliminates at least one parking space.



Image to the north, view down alley. The elevation change from Main Street to the alley is approximately 5 feet. This will make the façade of the alley side close to 50 feet tall.



The blue line is approximately 2 feet above the floor height of 712 Main Street. This project adds two more floors on top of this building . The project also pull the back of 722 Main Street back to the alley eliminating 14 parking spaces.



(B1) EAST ELEVATION - ALLEY (W/ MAIN LEVEL PARKING)
A2 SCALE 1/8" = 1'-0"

The rear elevation view is slightly deceptive. The measurement does not account for the full elevation change (approximately 5 feet not 2.5 feet) from Main Street to the alley.







Meredyth Muth

From: Star Wuerdemann <star.wuerdemann@gmail.com>
Sent: Tuesday, March 20, 2018 6:26 PM
To: City Council
Subject: 3-Story Development on Main St

To the City Council:

My husband and I chose to move to Louisville based on the downtown community feel.

The proposed development feels like an out-of-place monstrosity. From the drawings we've seen of the proposal, both the scale and the style of this building do not seem to fit with Louisville. Frankly, it is bewildering that this style building is being proposed for downtown.

We think this development would significantly change the feel of the downtown and not for the better.

Thank you for your time,

Star & Brooks Wuerdemann
541 Lincoln Ave